The One Year Action Plan FY 2013-14



The One Year Action Plan is submitted to the Department of Housing and Urban Development (HUD) annually describing anticipated Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG) activities and expenditures for the ensuing fiscal year and how the activities relate to meeting objectives stated in the Five-Year Consolidated Plan. The Action Plan serves as Raleigh's annual grant application to HUD for participation in the CDBG, HOME, and ESG programs and serves as a budget for expenditures in the forthcoming year.

City of Raleigh, North Carolina

Prepared by the Community Development Department Strategic Planning Division



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2013-14 ACTION PLAN EXECUTIVE SUMMARY

PURPOSE

The Action Plan is a requirement of the Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain federal programs. The goal of the Plan is to extend and strengthen partnerships among the public and private sector to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities.

BACKGROUND

One Year Action Plans are required for each of the five years of the Five Year Consolidated Plan. The Action Plan implements the strategies in the Consolidated Plan of addressing the housing needs of very low-, low-, and moderate-income citizens of Raleigh. The One Year Plan enables investors, nonprofit organizations, program administrators, elected officials, and concerned citizens to work with the City in the development of affordable housing and community development programs. This Action Plan covers July 1, 2013, through June 30, 2014. This is the fourth year of the City's 2010-2015 Consolidated Plan.

The Action Plan describes the City's plans for the expenditure of federal housing dollars for the coming fiscal year. It spells out activities of three (3) formula grants: Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG). The Action Plan includes neighborhood revitalization activities funded with CDBG funds and local initiatives supported with City funds. Economic development activities and special partnerships with nonprofits and private entities are also described in the plan.

In FY 2013-14, the City anticipates funding a housing program totaling approximately \$10,910,549, from federal and local resources. Programs that will continue to be funded include the Joint Venture Rental and Homeownership programs, Housing Rehabilitation for elderly and low-income owners, Second Mortgages for First-time homebuyers, Purchase of City-owned Housing for very low-income renters, and a job-training program. Neighborhood revitalization activities include acquisition of substandard housing, relocation of eligible households and businesses, demolition of dilapidated structures and development incentives such as infrastructure improvements to downtown housing sites.

Continuing implementation of the 2010-2015 Consolidated Plan includes affordable housing development, neighborhood revitalization and economic development to benefit the City of Raleigh's citizens. The housing program is designed to serve the housing needs of five major groups of its residents: very low-income renter households, homeless persons and families, elderly and persons with disabilities in need of supportive housing, low- and moderate-income homebuyers, and homeowners needing significant rehab assistance.

The Community Development Department continues to work closely with several other City Departments, including: Planning, Parks and Recreation, Engineering, Police, Administrative Services, Community Services, and Inspections, as well as outside agencies such as the Raleigh Housing Authority, Community Housing Development Organizations (CHDOs), and other nonprofit organizations, civic and church groups.

BRIEF OVERVIEW OF THE CDBG PROGRAM

The Community Development Block Grant (CDBG) Program is authorized under Title I of the Housing and Community Development Act of 1974, as amended.

Participating communities must certify that the projected uses of funds will carry out at least one of the national objectives. The three national objectives are:

- Benefit low- and moderate-income families,
- Aid in the prevention or elimination of slums and blight,
- Address urgent needs.

The primary objective of CDBG is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. Consistent with this primary objective, not less than 70 percent of CDBG funds received by the grantee shall be used to benefit persons of low- and moderate-income.

"Low- and moderate-income" (LMI), as defined by HUD, refers to households earning 80% or less of the area median income (AMI), adjusted for family size. A family of four in Raleigh earning no more than a total of \$60,800 (80% of AMI) in 2013, for example, is considered to be moderate income, and eligible to receive benefits under the CDBG program (Raleigh's CDBG program targets households at 0 - 60% of AMI). Areas benefiting from CDBG-funded projects (water line, sidewalk, etc.) must be populated by households 51% of which must be LMI; with housing rehabilitation of single family houses, however, each CDBG-assisted house must be occupied by LMI persons. The following classes of people are presumed to be LMI: abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers. Facilities or activities designed to serve one or more of these groups are presumed to meet the LMI benefit requirement.

CDBG funds may also be used for the prevention or elimination of slums and blight, for example as part of a redevelopment project. CDBG funds may also be used to address urgent needs, such as following natural disasters, and activities designed to address them that have a particular urgency because the existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs. At least 70% of all CDBG funds spent within three years, however, must meet the LMI benefit test. That is why Raleigh, like all CDBG grantees, steers nearly all of their funds to benefit low-income individuals or areas. The City will encourage historic preservation whenever possible.

BRIEF OVERVIEW OF THE HOME INVESTMENT PARTNERSHIP PROGRAM

The HOME Investment Partnerships (HOME) Program was created by the National Affordable Housing Act of 1990 to create local partnerships for providing decent affordable housing to lower-income households. It was intended that local participating jurisdictions work with nonprofit organizations and the private investment community to achieve this goal. Cities may use their HOME funds to help renters, new homebuyers, or existing homeowners.

The incomes of households receiving HOME assistance must not exceed 80 percent of the area median income. However, for rental housing and rental assistance, at least 90 percent of benefiting families must have incomes that are no more than 60 percent of the HUD-adjusted median family income for the area. In rental projects with five or more assisted units, at least 20% of the units must be occupied by families with incomes that do not exceed 50% of the HUD-adjusted median.

Cities receiving HOME funds are required to provide 15% of their HOME funds to Community Housing Development Organizations (CHDOs) for affordable housing development.

BRIEF OVERVIEW OF THE ESG PROGRAM

ESG was renamed the "Emergency Solutions Grant," signifying its shift to funding homelessness prevention and re-housing, as well as emergency shelter. Designed as the first step in the Continuum of Care, the Emergency Solution Grants, formerly Emergency Shelter Grants Program, provides funds for emergency shelters — immediate alternatives to the street — as well as more prevention and re-housing activities—short- or medium term rental assistance, housing relocation or stabilization services such as housing search, mediation, or outreach to property owners, legal services, credit repair, security or utility deposits, utility payments, final month's rental assistance, and moving costs or other relocation or stabilization activities. These prevention activities are similar to those being funded under the Homelessness Prevention and Rapid Re-Housing Program (HPRP).

Prevention and re-housing activities can serve people who are homeless or at risk of homelessness, including people who have less than 30 percent of area median income and move frequently for economic reasons, live doubled up, are facing eviction, live in a hotel or motel, live in severely overcrowded housing, or an existing institution. Anybody considered homeless by other federal statutes can also be served with prevention or re-housing assistance.

At least 40 percent of ESG funds are dedicated to prevention and re-housing activities, although there is a hold-harmless provision that ensures that ESG grantees do not have to reduce funding for traditional shelter and outreach activities.

The ESG Program strives to help homeless individuals and families, and subpopulations within this group, such as victims of domestic violence, youth, people with mental illness, families with children, and veterans. ESG funds can also be used to aid people who are at imminent risk of becoming homeless due to eviction, foreclosure, or utility shutoff.

ESG allocates funds based on the Community Development Block Grant (CDBG) formula, which measures community needs based on poverty levels, population, growth lag, overcrowding in housing, and the age of housing.

BRIEF OVERVIEW OF THE CITY OF RALEIGH BOND PROGRAM

In October 2011, Raleigh voters approved a \$16 million General Obligation Housing Bond. The First-time Homebuyers, Limited Repair, Forgivable Loan Rehabilitation, Rehabilitation and Purchase of Affordable Housing, Joint Venture Rental, Neighborhood Revitalization, and Homelessness Support Programs will continue. The City will continue to make every effort to obtain a wide variety of financial resources to maximize its housing program.

2013 Area Median Income: \$75,300 for a family of four								
Family Size	1	2	3	4	5	6	7	8
% of Area Median Income								
10%	\$5,320	\$6,080	\$6,840	\$7,600	\$8,210	\$8,820	\$9,430	\$10,040
20%	\$10,640	\$12,160	\$13,680	\$15,200	\$16,420	\$17,640	\$18,860	\$20,080
30%	\$16,000	\$18,250	\$20,550	\$22,800	\$24,650	\$26,450	\$28,300	\$30,100
40%	\$21,280	\$24,320	\$27,360	\$30,400	\$32,840	\$35,280	\$37,720	\$40,160
50%	\$26,600	\$30,400	\$34,200	\$38,000	\$41,050	\$44,100	\$47,150	\$50,200
60%	\$31,920	\$36,480	\$41,040	\$45,600	\$49,260	\$52,920	\$56,580	\$60,240
65%	\$34,580	\$39,520	\$44,460	\$49,400	\$53,365	\$57,330	\$61,295	\$65,260
70%	\$37,240	\$42,560	\$47,880	\$53,200	\$57,470	\$61,740	\$66,010	\$70,280
80%	\$42,600	\$48,650	\$54,750	\$60,800	\$65,700	\$70,550	\$75,400	\$80,300
90%	\$47,880	\$54,720	\$61,560	\$68,400	\$73,890	\$79,380	\$84,870	\$90,360
100%	\$53,200	\$60,800	\$68,400	\$76,000	\$82,100	\$88,200	\$94,300	\$100,400

%AMI = percentage of area median income, adjusted for family size. 30% and below = extremely low-income, 31-50% = very low-income, 51-60% = low-income, and 61-80% = moderate income.



Summerdale ApartmentsCity-owned Affordable Rental Housing

RALEIGH'S HOUSING AND COMMUNITY DEVELOPMENT GUIDING PRINCIPLES

The City follows federal guidelines as well as a few fundamental principles in setting priorities, developing strategies, and evaluating and selecting specific projects for assistance using CDBG, HOME, ESG, and City funds. The City's Guiding Principles are:

- All Raleigh's residents deserve access to decent, affordable, safe, and sanitary housing.
- Affordable housing will be made available throughout the City of Raleigh.
- Raleigh's housing and community development programs will emphasize neighborhood revitalization to encourage neighborhood stability and preservation of existing housing stock.
- The City will maintain productive partnerships with the private sector (nonprofit, faith-based, and for-profit) and with County, regional, and state governments.

SOURCES OF FUNDS

AVAILABLE RESOURCES

Raleigh uses a variety of federal and local resources to implement its ambitious housing program. The proposed FY 2013-14 Action Plan budget is estimated to be \$10,910,549. 54 percent of this budget comes from local funds. In addition to federal and local funds, other funds from both the public and private sectors are sought to leverage housing program investments. The City's ability to leverage these funds is an important component of the City's housing program.

Specific resources to implement this Action Plan will include Community Development Block Grant funds, Home Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), general revenues, local Bonds, support from nonprofits, private lending institutions, and private developers.

FUNDS FROM PREVIOUS YEARS

The City of Raleigh was awarded \$2,952,214 in Neighborhood Stabilization Program (NSP) funds from the North Carolina Department of Commerce Division of Community Assistance in a competitive grant in 2009. The goal of Raleigh's NSP was to stabilize targeted neighborhoods by acquiring foreclosed or abandoned properties and rehabilitate them or demolish and build new affordable housing. All NSP properties created affordable housing for LMMI households, with at least 30 percent of all NSP funds benefiting households at or below 50 percent of AMI. All program income earned through the sale of lots or rehabbed homes purchased with NSP funds will be reinvested in eligible NSP activities in the years ahead.

\$950,000 of additional NSP funds (*NSP3 funds, authorized by the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010*) was awarded to Raleigh by the NC Department of Commerce in response to Raleigh's application in a competitive process for new construction of affordable, energy efficient apartments for low and moderate income renters. An 18 unit apartment building is being constructed on a lot that formerly had blighted, foreclosed apartments on it.

PERFORMANCE MEASUREMENT

Performance measurement is a process for determining how effectively programs are meeting needs. That information is then used to improve performance and direct resources more accurately. Performance measurement can lead to more informed decisions about programs to better target limited resources. The performance measurement system the City will implement in this five year period will be through the Consolidated Annual Performance and Evaluation Report (CAPER). Each year, the City establishes expectations for each program (outputs). Each program will have measurable objectives in place to measure end benefit and determine program effectiveness.

The City's CAPER is based on the HUD Outcome Measurement System. This system includes Objectives, Outcome Measures, and Indicators. In the System, there are three overarching objectives and three categories of outcomes.

OBJECTIVES

Suitable Living Environment

In general, this objective relates to activities that are designed to benefit communities or groups of families by addressing issues in their living environment.

Decent Affordable Housing

The activities typically under this objective are designed to cover the wide range of housing that is possible under HOME and CDBG. The purpose of these programs is to meet individual family or community needs, rather than being part of a larger effort (captured under Suitable Living Environment).

Creating Economic Opportunities

The activities under this objective promote economic development, commercial revitalization, job training, or job creation.

OUTPUT INDICATORS

For each activity, the amount of money leveraged, the number of persons assisted, the number of jobs created or retained, and the number of units constructed or rehabilitated, as well as any other applicable indicators, will be reported.

OUTCOMES

Availability / Accessibility

This outcome category applies to activities that make services, infrastructure, housing, or shelter available or accessible to low-income people. In this category, accessibility refers not only to physical barriers, but also to making the basics of daily living available and accessible to low- and moderate-income people where they live.

Affordability

This outcome category applies to activities that increase affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability: Promoting Livable or Viable Communities

This outcome applies to projects where the activity or activities are aimed at improving a neighborhood of principally low- and moderate-income people through multiple activities, or by providing services that sustain communities or sections of communities.

Each activity funded through the City's Housing and Community Development programs will have performance measurement indicators. The indicators may change as programs evolve or more relevant indicators are found. Performance measurement will change as the City of Raleigh continues to improve its programs.



Rich Park Apartments
Affordable Renovated Housing

CD PROPOSED BUDGET

	CDBG	HOME	BOND	CITY*	ESG	TOTAL
Redevelopment/ Neighborhood Revitalization	\$1,694,077		\$ 200,000			\$ 1,894,077
Housing Rehab	\$ 96,788	\$ 597,773	\$ 200,000	\$ 104,610		\$ 999,171
Environmental/Site Planning/Prop. Maintenance	\$ 159,160			\$ 58,000		\$ 217,160
Public Services/ Neighborhood Enhancement	\$ 353,800			\$ 12,000		\$ 365,800
JV Rental Housing Production		\$ 600,000	\$2,000,000	\$ 120,000		\$ 2,720,000
Tornado Damage Repair			\$ 250,000			\$ 250,000
CHDO Housing		\$ 149,406		\$ 10,000		\$ 159,406
Affordable Rent Housing Development City Wide			\$ 150,000	\$ 150,000		\$ 300,000
1st Time HO / loans			\$1,200,000			\$ 1,200,000
Homelessness					\$178,932	\$ 178,932
Gen Staffing/Admin/Planning/ Program Delivery/ Ind Cost	\$1,042,235	\$ 107,464		\$1,239,390		\$ 2,389,089
Loan Servicing & Debt Service	\$ 25,000	\$ 20,000	\$ 100,000	\$ 91,914		\$ 236,914
TOTAL	\$3,371,060	\$1,474,643	\$4,100,000	\$1,785,914	\$178,932	\$10,910,549

^{*} Not shown above is an additional \$50,000 in City support for the Ten Year Plan to End Homelessness



Murphey School Historic Affordable Rental Rehabilitation for Elderly



FUNDING SUMMARY FISCAL YEAR 2013-14

City of Raleigh Housing and Community Development Funding Summary

Program	Dollars	Description
Federal Programs		
CDBG Grant	\$2,672,184	Funds will be used for acquisition, assemblage, development, and disposition of real property, clearance, public facilities, capacity development, relocation, housing rehabilitation, economic development, planning, and program administration costs.
Program Income	\$698,876	
TOTAL CDBG	\$3,071,060	
HOME Funds	\$996,043	Used for homeowner rehabilitation, rental housing production, relocation, Community Housing Development Organizations (CHDO) activities, and program administration costs.
Program Income	\$478,600	
TOTAL HOME	\$1,474,643	
Emergency Solutions Grant	\$178,932	Funds will be used for activities to assist persons who are homeless
TOTAL ESG	\$178,932	
SUBTOTAL Federal Programs	\$5,024,635	
	Local Progran	ns
City Capital Budget	\$4,100,000	First-time Homebuyers, Limited Repair, Joint Venture Program, Rehabilitation Program, Neighborhood Revitalization, Homelessness Plan Support
Other City Appropriations	\$1,785,914	Includes \$224,110 for HOME match
TOTAL City Funds	\$5,885,914	
GRAND TOTAL All Sources	\$10,910,549	

PRIVATE RESOURCES

The City continually seeks other sources of funding to help carry out its housing programs. Outside sources of funding include mortgage revenue bonds from the North Carolina Housing Finance Agency; Federal tax credits and first mortgages from private lending institutions. Leveraging is especially important in the City's Joint Venture Rental and Citywide and OWNER Second Mortgage Programs. The Joint Venture Rental funding and the Second Mortgage Program usually leverages almost four times the City's funding. The City currently is participating with a number of lending institutions in the Second Mortgage Program.

The City also partners with private and nonprofit developers to develop affordable housing. The City offers incentives through land assemblage, favorable financing of City-owned land, and below market interest rate loans. By helping reduce the cost of development, both sales prices and rents can be maintained at levels that allow low- and moderate-income households to benefit.

In October 2011, City of Raleigh voters approved a \$16 million Affordable Housing Bond. The eligible uses of the Housing Bond are restricted to those adopted by Council in the Bond order. These uses are to provide and rehabilitate housing, multifamily and single family, within the corporate limits of Raleigh, principally for the benefit of persons of low- and moderate-income, including (a) the acquisition of land, (b) the construction or rehabilitation of housing or related improvements, including related public infrastructure, and (c) programs to provide loans and other financial assistance and to public and private providers of housing. For the 2013-14 fiscal year, the First-time Homebuyers, Limited Repair, Forgivable Loan for Homeowner Rehabilitation, Rehabilitation and Purchase of Affordable Housing, Joint Venture Rental, Neighborhood Revitalization, and Homelessness Support Programs will be funded by previous years' funds. The City will continue to make every effort to obtain and solicit a wide variety of financial resources to maximize its housing program.

PROGRAM MATCH

The HOME and ESG Programs require a twenty-five percent match for program activities. HOME funds are matched with City local revenues, incorporated into the budget, and tracked in accordance with program guidelines and procedures. In addition, the City has utilized local revenues to rehabilitate property acquired with HOME and CDBG funds for its affordable housing rental program. In FY 2013-14, the required HOME match will be \$224,109.68. ESG match will be provided by the projects funded in the form of operation costs.

LOW- AND MODERATE-INCOME BENEFIT

100% of HOME and ESG funds and at least 70% of CDBG funds (excluding administration and planning) will be used to directly benefit individuals and families with household incomes below 80% of area median income. The majority of people benefiting will actually earn below 50% of area median income.

CITY OF RALEIGH ONE YEAR STRATEGIES

During FY 2013-14, City housing and Community Development Programs will be directed to the priorities and strategies contained in the 2010-2015 Five Year Consolidated Plan.

PRIORITY HOUSING NEEDS

Priority housing needs have been established using a combination of staff research of the local housing market, CHAS housing tables, Census data, particularly the American Community Survey, and, through the Citizen Participation Plan process, comments gathered from housing providers, homeless providers, city and county staff, various local experts, and the general public.

There is no hierarchy of need within each priority level.

RALEIGH CONSOLIDATED PLAN 2010-2015 PRIORITY HOUSING NEEDS					
Priority Level ONE	 Very low-income renter households. Homeless persons and families. Elderly and persons with disabilities in need of supportive housing. Low- and moderate-income homebuyers. Homeowners needing significant rehab assistance. 				
Priority Level TWO	 Elderly rental, new construction. Homeowners needing moderate rehab assistance. 				
Priority Level THREE	 Other households with special needs. Support facilities / services for non-homeless facilities and persons. 				
Community Development Activities	Continue creating redevelopment and in-fill housing opportunities to support neighborhood revitalization in low- and moderate-income areas.				

SPECIFIC HOUSING & DEVELOPMENT STRATEGIES

- 1. Implement plans in low-income areas that promote neighborhood revitalization, consistent with Raleigh's 2030 Comprehensive Plan.
 - **1.1.** Acquire dilapidated properties in focus areas and relocate residents of such structures into standard equivalent housing of their choosing.



- **1.2.** Demolish dilapidated housing units in focus areas either to infill with scattered units of new affordable housing or, where possible, assemble land for larger developments of new affordable housing construction.
- **1.3.** Rehabilitate acquired historic structures to create new affordable homeownership opportunities.
- **1.4.** Rehabilitate acquired, salvageable structures to create new affordable homeownership or rental opportunities.

2. Create affordable homeownership opportunities for low- and moderate-income households through new construction and rehabilitation.

- **2.1.** Provide financial support to nonprofit and for-profit developers of affordable housing for developments that address Consolidated Plan priority housing needs, funding permitting.
- **2.2.** Explore ways to implement Action Items in the Housing Chapter of the *2030 Comprehensive Plan* that recommend creation of incentives for the development of affordable housing.
- **2.3.** Complete homeownership projects currently underway or in the pipeline, such as the State Street project.

3. Create affordable homeownership opportunities for low- and moderate-income households through the provision of direct homeownership assistance.

- **3.1.** Provide a downpayment assistance program to assist low- and moderate-income homebuyers purchasing a home within Raleigh city limits.
- **3.2.** Provide a soft-second mortgage program to assist homebuyers with household incomes beginning at 50% of Area Median Income (AMI) purchasing a home within Raleigh city limits.
- **3.3.** Support successful homebuyer and homeowner education programs, funding permitting for homebuyers / homeowners moving to or living within Raleigh city limits.
- **3.4.** Explore development and provision of foreclosure prevention training and mediation services for low- and moderate-income homeowners living within Raleigh city limits threatened with foreclosure.

4. Assist existing low- and moderate-income homeowners with home rehabilitation.

- **4.1.** Provide a rehabilitation program that provides substantial home rehabilitation for low-and moderate-income homeowners citywide.
- **4.2.** Provide a rehabilitation program that provides moderate home rehabilitation for low- and moderate-income homeowners citywide.
- **4.3.** Provide an emergency repair program for low- and moderate-income homeowners when funding is available.
- **4.4.** Provide a program that educates low- and moderate-income homeowners on the importance of home maintenance to reduce future rehabilitation needs.

5. Encourage development of new affordable rental units that address Consolidated Plan priority housing needs.



- **5.1.** Encourage high-quality, well-designed rental developments that address Consolidated Plan priority housing needs, including mixed-use and mixed-income developments.
- **5.2.** Encourage small, scattered-site rental developments on in-fill lots where appropriate.
- **5.3.** Encourage supportive housing developments for the elderly, persons with disabilities, and the homeless.
- **5.4.** Complete affordable rental developments currently under construction and in the pipeline.

6. Create new affordable rental housing opportunities through rehabilitation of existing units.

- **6.1.** Provide incentives to encourage rehabilitation of apartment communities affordable to low- and moderate-income renters.
- **6.2.** Expand the City's existing stock of rental units for very-low income households by acquiring scattered-site rental units citywide that can be rehabilitated to offer additional below-market rental opportunities.
- 7. Maintain, and where necessary improve, relationships with the City of Raleigh's affordable housing partners to maximize productivity and efficiency in the production of affordable housing units that address Consolidated Plan priority housing needs.
 - **7.1.** Work with public sector partners to maximize leveraging and mutual support to encourage housing developments that address Consolidated Plan priority housing needs and revitalization activities in low-income neighborhoods.
 - **7.2.** Partner with the private sector, nonprofit and for-profit, to encourage housing developments that address Consolidated Plan priority housing needs and revitalization activities in low-income neighborhoods.
 - **7.3.** Promote City of Raleigh affordable housing and neighborhood revitalization activities at housing fairs, presentations at public meetings, Citizens Advisory Councils (CACs) meetings, inter-jurisdictional meetings, and other venues to showcase City housing programs.

PRIORITY HOMELESS NEEDS

Most homeless services in Wake County are located within the corporate limits of Raleigh. The main focus of Raleigh's efforts in this area will concentrate on homelessness prevention and supporting the efforts of nonprofit and faith-based organizations engaged in providing permanent housing and supportive services for chronically homeless households.

Strategies Addressing Homelessness

- 1. Support implementation of the Raleigh / Wake Ten-Year Plan to End and Prevent Homelessness.
 - **1.1.** Provide Community Development staff to assist in the planning and implementation of the *Ten-Year Plan*.
 - **1.2.** Explore ways to expand City support for rental housing in the Housing First Action Step of the *Ten-year Plan*, including the use of City-owned rental housing.



- **1.3.** Work with the Raleigh / Wake Partnership to End and Prevent Homelessness (The Partnership).
- **1.4.** Incorporate various Ten-Year Plan strategies and actions, where possible and appropriate, into Raleigh's Annual Action Plans.

2. Support organizations that provide services to the homeless.

- **2.1.** Assist nonprofits in the provision of transitional and emergency housing services for homeless persons and families.
- **2.2.** Foster linkages between affordable housing developments and supportive service providers.
- **2.3.** Provide a portion of HOME funds as match from the community to support HUD Super NOFA funding applications.
- **2.4.** Provide funding to nonprofit organizations through competitive grants to support programs providing services for homeless persons and families.

3. Support organizations that provide services preventing homelessness.

- **3.1.** Provide funding to nonprofit organizations through competitive grants to support creative programs that prevent homelessness.
- **3.2.** Support HUD-certified housing counseling agencies that assist homeowners threatened with foreclosure.
- **3.3.** Encourage the development of foreclosure prevention training programs for homeowners and homebuyers.
- **3.4.** Support emergency repair programs giving priority where the occupants are most at risk of becoming homeless.

4. Encourage the development of apartment communities affordable to very low-income residents.

- **4.1.** Acquire and rehabilitate rental properties to provide low-cost, standard housing affordable to low-income residents of Raleigh.
- **4.2.** Encourage the development of apartment communities affordable to very low-income residents that provide on-site support services.
- **4.3.** Encourage the implementation of Action Items in the Housing Chapter of *Planning Raleigh 2030* that promote the development of incentives or other creative means for increasing the supply of affordable housing units within the city limits of Raleigh.

PRIORITY FOR SPECIAL NEEDS HOUSING

Some people are able to live independently but, due to various physical or mental special needs, require supportive services to maintain their housing. The populations targeted by this Consolidated Plan include the elderly, persons with physical and/or mental disabilities, and persons with HIV/AIDS.



Special Needs Housing Strategy

- 1. Support institutions and organizations that provide housing and supportive services for special-needs populations.
 - 1.1. Work with the Continuum of Care Collaborative, Raleigh/Wake Partnership to End and Prevent Homelessness, Wake County Supportive Housing, Wake County Housing and Community Revitalization, and nonprofit housing and social service providers to increase the supply of supportive housing units for special-needs populations within the city limits of Raleigh.

NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

One of Raleigh's defining features has been its continuous growth. Even during the current financial crisis, people continue moving to Raleigh, although at a slower pace than earlier in the decade. It is anticipated that rapid growth will resume as the economy improves and job growth accelerates: Raleigh's 2030 Comprehensive Plan projects population growth of 200,000 over the next twenty years. This growth, while welcome, creates various challenges to the environment, infrastructure, public services, and parks, in addition to upward pressure on the price of land and housing. 2030 Comprehensive Plan recognizes this challenge in the Housing Chapter where over half of the 37 Action Items address the challenge of providing an adequate supply of affordable and workforce housing. Raleigh voters, since 1990, have approved Affordable Housing Bond referendums totaling \$54 million, an important revenue stream for the production of affordable housing units and an indication of community concern for this issue. The City, through the Community Development Department, has invested its CDBG and HOME entitlements, as well Affordable Housing Bond and general revenue funds toward its low- and moderate-income households and areas. Although much of the assistance has traditionally been directed towards housing, Community Development recognizes that many other needs including jobs, social services, transportation, and recreation must also be addressed. Planning Raleigh 2030, the City's Capital Improvement Plan, budget documents, and various other area plans describe in some detail the non-housing community development needs, policies, strategies, and objectives. The strategies that follow will guide investment of CDBG funds.

Non-Housing Community Development Strategies

- 1. Encourage economic development and job creation in low-income areas.
 - **1.1.** Fund job skills training and counseling for unemployed and underemployed City residents.
 - **1.2.** Continue the use of mentoring programs for building construction and explore ways to expand the program to include rehabilitation for low- and moderate-income person.
 - **1.3.** Encourage the use of additional federal program resources to develop loan programs or investments for future economic development in low-income areas of the city.
- 2. Support the development of public facilities that serve low-income areas.
 - **2.1.** Provide recreational facilities in underserved low-income areas, funding permitting.



- **2.2.** Support the rehabilitation of public facilities in low-income areas to improve public service delivery, funding permitting.
- **2.3.** Promote interdepartmental collaboration to encourage the development of new, and the rehabilitation of outdated, public facilities that will serve residents of low-income areas.

3. Improve the quality of the infrastructure in low-income areas to make it equal to the citywide standard.

- **3.1.** Increase the number of standard sidewalks to enhance citizen safety, quality of life, and neighborhood revitalization in low-income areas.
- **3.2.** Address insufficiencies in water and sewer lines that threaten health, safety, and overall quality of life in low-income areas.
- **3.3.** Support programs at City-owned facilities in low-income areas that enhance public safety and overall quality of life.

4. Encourage the provision of social services that assist low-income persons and families improve their quality of life in a variety of ways.

- **4.1.** Support programs that support basic life needs including employment, job skills, day care and after-school care.
- **4.2.** Support programs that address health and safety concerns.
- **4.3.** Support programs for low-income youth and adults that provide life skills, job skills, and character development.
- **4.4.** Support programs that provide and/or connect persons and families with affordable housing opportunities.
- **4.5.** Support programs that enable people to remain in their homes and to age in place.
- **4.6.** Support programs that provide supportive services for the homeless, the elderly, persons with disabilities, and persons with HIV/AIDS.



Raleigh Gardens
Joint Venture Affordable
Rental Rehabilitation

CITY OF RALEIGH FEDERALLY FUNDED HOUSING PROGRAMS Use of Program Funds

The following section describes the City's One Year Action Plan for the use of Federal housing dollars and includes Community Development Block Grant, HOME and Emergency Solutions Grant dollars.

SUMMARY OF PROPOSED PROJECTS FY 2013-14

Project Title	Amount	
Community Development Block Grant		
Neighborhood Revitalization:	\$1,694,077	
Acquisition, relocation, demolition, infrastructure, improvements	Ψ1,0>1,077	
Housing Rehabilitation:	\$96,788	
Includes CDBG rehab and Rehab Warranty	Ψ>0,700	
Public Services:	\$353,800	
Includes funds for nonprofit service delivery and homeownership counseling	Ψ555,000	
Environmental/Site Planning/Property Disposition and Maintenance:	\$159,160	
Provides funds for site planning and maintenance of CD properties	Ψ137,100	
Loan Services:	\$25,000	
Debt service	Ψ23,000	
Program Delivery Costs	\$416,483	
Subtotal Activity Funding	\$2,745,308	
Administration and Planning:	\$625,752	
TOTAL CDBG	\$3,371,060	

SUMMARY OF PROPOSED PROJECTS CONTINUED

HOME Grant	
Rehabilitation: Includes funding for owner-occupied rehab and for the purchase and rehabilitation for first-time homeowners. Funds will assist approximately 12-16 very low- and low-income households.	\$597,773 <u>\$ 94,110</u> \$691,883
Rental Housing Production: Includes funds for the construction or acquisition and rehabilitation of 80-100 rental housing units for very low- and low-income renter households.	\$600,000 <u>\$120,000</u> \$720,000
Community Housing Dev. Orgs: CHDOs must receive a 15% allocation. Funds are used to develop rental or homeownership housing.	\$149,406 <u>\$ 10,000</u> \$159,406
Administration:	\$127,464
Funds are limited to 10% and do not require a match.	·
TOTAL HOME and Match	\$1,698,753
Emergency Solutions Grant	
Funds will be used to support the South Wilmington Street men's shelter with supplies and meals and other activities to prevent homelessness. Wake County will match funds.	\$178,932
TOTAL ESG	\$178,932
CITY BOND FUNDS	
The 2011 City \$16,000,000 housing bond provides funding for a variety of affordable housing activities listed in the Plan.	\$4,100,0000
TOTAL City Bond Funds	\$4,100,000
OTHER CITY FUNDS	
General Fund	\$1,561,804
TOTAL Other City Funds	\$1,561,804
· · · · · · · · · · · · · · · · · · ·	
GRAND TOTAL	\$10,910,549

PROGRAM OBJECTIVES

Housing activities proposed over the next year will primarily address First Priority Housing Needs, which are as follows:

- Very low-income renter households.
- Homeless persons and families.
- Elderly and persons with disabilities in need of supportive housing.
- Low- and moderate-income homebuyers.
- Homeowners needing significant rehab assistance.

DESCRIPTION OF HOW FUNDS WILL BE USED

CDBG Funded Activities

The City of Raleigh will spend approximately \$3,371,060 in federal CDBG funds and program income in the July 1, 2013 – June 30, 2014 fiscal year. This includes the \$2,672,184 appropriated this year and \$698,876 of program income generated from previously-funded developments coming back to the City as loan repayments, sale of acquired property, etc. Community Development Block Grant (CDBG) funds may be used for Community Oriented Government (COG) initiatives if they meet federal and Consolidated Plan requirements.

A. Revitalization Activities: \$1,694,077

The City will undertake revitalization activities (acquisition, relocation, demolition, rehabilitation or substantial reconstruction, disposition, infrastructure improvements) in several low-income census tracts. Several substandard units will be demolished and existing residents relocated to standard housing, with the City providing relocation assistance. Some infrastructure improvements to meet code will occur. Infill development by developers who buy assembled land will also be completed.

Performance Measurement of Redevelopment Activities

Objective: Suitable Living Environment

Outcomes: Accessibility

Output Indicators: Number of units acquired Goal: 15

Number of units demolished10Number of households relocated to standard housing10Number of new/rehabbed units for homeownership5Infrastructure improvements1

B. Housing Rehabilitation: \$96,788

The City provides CDBG funding (along with HOME and Bond funds) to rehabilitate lowand moderate-income owner-occupied units as well as to help LMI households acquire and rehabilitate/reconstruct units. The City offers a low-interest rate loan program that assisted investors in purchasing and rehabilitating one- to four-unit residential structures in certain areas of the City to rent to low-income households.

Performance Measurement of Rehabilitation Activities

Objective: Decent Affordable Housing

Outcomes: Affordability

Output Indicators: Number of units rehabilitated CDBG Rehab Goal: 1

C. Public Services: \$353,800

The City will issue a Community Enhancement Request for Proposals to solicit new programs that serve CDBG-eligible populations, including low-income persons, abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS, or migrant farm workers. CDBG funds must be matched with other capacity building dollars by the recipient. The City also funds homeownership classes, job training, Fair Housing activities and a Neighborhood Police Program.

Performance Measurement of Public Services Activities

Objective: Suitable Living Environment

Outcomes: Sustainability

Output Indicators: Number of LMI households receiving services Goal: 150

D. Environmental/Site Planning/Property Disposition and Maintenance: \$159,160 CDBG funds are used to create site plans for cleared sites for future housing development and to maintain the sites until sold.

E. Administration, Program Delivery Costs, Loan Servicing and Planning: \$1,042,235 The City may use up to 20% of CDBG to administer the grant, oversee compliance with federal regulations, and undertake fair housing and planning activities in support of CDBG-funded activities. Program costs, loan servicing fees, and planning costs are not part of the cap.



Sunnybrook Phase I
Joint Venture Affordable
Rental Apartments for
Veterans



HOME Funded Activities

The City proposes to invest its \$1,474,643 of HOME funds in programs that support the goals of the Five Year Consolidated Plan. HOME funds are aimed at increasing the supply of affordable housing through new construction of both rental and single-family homes, acquisition of existing units, housing rehabilitation for elderly homeowners, and rehabilitation of existing rental units. Priority Housing Needs supported by the HOME program include: very low-and low-income renters, first-time homeowners, and elderly households. Special populations are also assisted through CHDO activities. HOME program income for 2013-14 will be approximately \$478,600.

In FY 2013-14, the City's HOME program will continue to use the following forms of financial assistance.

- Interest–bearing loans
- Non-interest bearing loans
- Deferred loans (forgivable and repayable)
- Interest subsidies
- Equity investments
- Life estates

A. Owner/Investor Rehabilitation Assistance Grant: \$597,773 Match: \$94,110

Total Number of Units to be Funded:

Priority Household Need #1 Very Low- and Low-Income Households,

Homebuyers, Disabled, Elderly

Program Description: These funds will be used to provide loans to homeowners with incomes below 80% AMI (or for disabled or elderly below 50% AMI, zero-interest deferred loans up to \$45,000) citywide. Funds may also be used to assist first-time homeowners for the acquisition and rehabilitation of housing for homeownership or investors who will provide safe and decent affordable rental housing. All units must comply with the Section 8 Housing Quality Standards upon completion of rehabilitation.

15

Performance Measurement of Owner Rehabilitation Activities

Objective: Decent Affordable Housing
Outcomes: Availability/Accessibility
Output Indicators: Number of units rehabilitated

HOME Rehab Goal 15 Number of loan applications 18

B. Rental Housing Production

Grant: \$600,000 Match: \$120,000

Total Number of Units to be Funded: 60

Priority Household Need #1 Low-Income Renter Households

Program Description: These funds provide for either the acquisition or construction of rental housing for low-income rental households. Assistance may be provided to either CHDOs, nonprofit or for-profit developers in response to a Request for Proposals. Units are constructed on a citywide basis and fulfill the City's Scattered-Site Housing Policy for dispersion of low-income housing. In some instances, rental properties may be acquired citywide by the City of Raleigh for its City Owned Housing Program. Units owned by the City are managed through a contractual agreement with Barker Realty. The City may also purchase units in Redevelopment Areas to accomplish its goal of eliminating slums and blight through housing rehabilitation and better property management of deteriorated and nuisance properties. These funds are leveraged with private sector funds.

Performance Measurement of Housing Production Activities

Objective: Suitable Living Environment

Outcomes: Decent Housing

Output Indicators: Number of units rehabilitated Goal: 0

Number of Proposals

Number of units constructed

Vacancy rate

2

60

Vacancy rate

5%

C. Community Housing Development Organizations Set Aside

Grant: \$149,406 Match: \$10,000

Priority Household Need #1: Low-Income Renters

Program Description: These funds will be allocated for CHDO activities for the acquisition and rehabilitation of owner-occupied housing or for new construction of single-family or rental housing. The City will continue to provide technical assistance and support to the CHDOs. Funds are generally appropriated after a response to a Request for Proposals, which is now available on an ongoing basis. CHDO activities may take place throughout the City. The City implemented a loan fund program to assist CHDOs in securing options to land/property acquisition for the purpose of affordable housing projects. The funds are available on a first come, first served basis.

Performance Measurement of CHDO Activities

Objective: Suitable Living Environment

Outcomes: Decent Housing

Output Indicators: Number of units rehabilitated Goal: 0

Number of units constructed 10
Number of responses to Requests for Proposals 1
Vacancy rate <5%

D. HOME Administration

Grant \$127,464 HOME Match: -0-

Program Description: Funds will be used to support staff activities including planning, management, loan servicing, and monitoring of HOME supported projects. These funds



do not require a match. The City may use up to 10% of its HOME grant for administration.

Emergency Solutions Grant Funded Activities

The City will enter a Memorandum of Agreement or contract with government and nonprofit agencies to use the ESG funds. The City will monitor the agencies and ensure all funds are expended properly and in a timely manner.

The County will use some ESG funds to assist in the operation of the South Wilmington Street Center. The South Wilmington Street Center (SWSC) is a 234-bed emergency and transitional shelter that assists single adult men who are homeless in Wake County. Services are offered at the Center so that men can move beyond homelessness and become self-sufficient. It is expected that the SWSC will serve more than 2,000 different men through the 2013-14 fiscal year.

Other shelter providers have submitted requests for emergency shelter support. These requests will be considered and possibly funded using the portion of ESG funds eligible for this use.

All agencies funded will provide the required match through their programs. The City removed the Administration allowance in order to retain funding for programs.

Projected ESG Expenditures (178,932 total award):

Emergency Shelter & Street Outreach: \$100,000 **Homeless Prevention** \$ 26,311 **Rapid Re-Housing** \$ 52,621

Performance Measurement of ESG Activities

Objective: Suitable Living Environment

Outcomes: Decent Housing

Output Indicators: Number of homeless families or nearly homeless families who

Receive emergency services and become stably housed

Goal: Shelter support: 500

City Housing Bond Funded Activities

The following programs are funded by the City's \$16 million housing bond, \$4,100,000 of which is available in FY 2013-14. This amount includes income from the previous City Housing Bonds. Bond funds may be used for COG initiatives if the funded activities meet the requirements of the City's Housing Bond.

A. JOINT VENTURE RENTAL PROGRAM

Through this program, the City works with private sector developers to provide additional rental housing opportunities for low-income families earning less than 60% of AMI (\$45,600 for a family of four). Many of the projects target even lower-income families (30%, 40%, or 50% AMI), which raises the required subsidy. Developers are given incentives, including tax credits and special financing terms,

to construct the housing units while the City provides low-interest loans through a Request for Proposals process to fill gaps in financing. Joint Venture Rental projects are built throughout the City and adhere to the City's Scattered Site Policy to avoid concentrating subsidized units in areas that already have significant proportions of subsidized units. Priority One areas with mixed incomes will continue to receive higher scores.

Approximately 50 households will be assisted through June 30, 2014.

B. CITY-WIDE HOMEOWNERSHIP LOAN PROGRAM

Through this program, residents are able to purchase a home within the City limits for up to \$170,000 (new or existing). City assistance is provided through a program that requires a payment of \$25 per month in years 1-5 and a 4% interest rate in years 6-30. Several mortgage companies are partnering with the City on this program. To date, over 500 qualified first-time homebuyers have benefitted from this program. The City's Homeownership Counseling program, financed through City dollars, is a prerequisite to qualifying for City loans.

C. OWNER (Ownership within Neighborhoods to Encourage Revitalization) PROGRAM

City residents (no need to be a first time buyer with this option) may purchase a home within low-income census tracts for up to \$170,000 and receive up to \$15,000 (if between 66% - 80% AMI) or \$30,000 if 65% AMI or below as a second mortgage at <u>0% interest</u> for 30 years.

D. HOMEOWNERSHIP COUNSELING PROGRAM

CD has entered into contracts with nonprofit, HUD-certified Housing Counseling Agencies to provide: budgeting, credit workouts, homebuyer workshops, mortgage pre-qualifications, post-purchase counseling, and mortgage default counseling to qualified families who use the City's 2nd mortgage programs. The nonprofit agencies will work with these families to make sure they understand their responsibilities as owners and provide services to help these families fulfill their responsibilities and preserve their rights. The nonprofit organizations will also connect homeowners in trouble to American Recovery and Reinvestment Act and other federal mortgage assistance programs. We estimate 100 households will participate in these programs this year.

Homeowners who approach CD to make use of the City's rehabilitation programs will also have access to credit review counseling and budget and planning services if their credit situation keeps them from qualifying for a rehabilitation program. We estimate that 50 households will participate in this program this year.

Approximately 50 households will be assisted through June 2014 with the Citywide and OWNER Second Mortgage Programs.

E. CITYWIDE AFFORDABLE RENTAL HOUSING PROGRAM

Through this program, the City acquires and maintains existing rental units throughout the City. Barker Realty manages all rental properties owned by the City. Units are rented to very low-income families at rents substantially below

market rate. Rents for these properties average \$350 - \$500 per month. The target beneficiaries are very low- income renters with incomes below 50% of the median income. The City currently has an inventory of 186 affordable rental units in this program. In Redevelopment Areas, blighted properties are acquired and rehabilitated.

F. LIMITED REPAIR PROGRAM

The Limited Repair Program gives loans to qualifying families to make small repairs (under \$5,000) to their home on an emergency basis. Examples of emergency repairs are leaky roofs, plumbing or electrical problems. The unit must be owner-occupied, within the City of Raleigh limits, and the family income must not exceed 50% AMI in order to qualify. The loan is discounted 20% every year for five years as long as the owner remains in the home.

G. REVITALIZATION

The City uses Bond funds to acquire and demolish dilapidated housing units in Redevelopment Areas for neighborhood revitalization purposes in the same way it uses CDBG funds for these activities. The properties are typically sold to private or nonprofit developers for the creation of new affordable units. Bond funds may also be used to purchase land for affordable housing and to install or repair public facilities (utilities, sidewalks, greenways) that support affordable housing.

H. FORGIVABLE LOAN REHABILITATION PROGRAM

The Homeowner Rehabilitation Forgivable Loan Program is aimed at helping lowand moderate-income homeowners living in designated areas of the City rehabilitate and maintain safe housing. To qualify for this forgivable loan (up to \$45,000), the home must be located within a redevelopment area or low-income census tract, it must be the owner's primary residence, and the owner must not earn more than 50% of AMI. The loan must be used to bring the home up to federal housing quality standards. The loan is forgiven after 15 years if the borrower remains in the home.

Property Eligibility: "Suitable for Rehab" and "Unsuitable for Rehab" Defined

Property eligibility includes those structures "Suitable for Rehabilitation" that are not deteriorated beyond the point that they can be brought up to CD Housing Quality Standards (HQS), within the allowable maximum financial assistance available (\$45,000 under the Forgivable Loan rehab program) and with additional financing provided by the property owner in order to make up the deficit between the maximum assistance level and the amount required to accept the lowest responsible bid.

A property defined as "Unsuitable for Rehabilitation" is a substandard unit in such poor condition that it is neither structurally nor financially feasible to rehabilitate to HQS within the CD allowable per unit maximum limit (\$45,000 for the Forgivable Loan rehab program). "Unsuitable for Rehabilitation" is further defined as a residential structure which has major structural conditions due to inadequate original construction or has failing foundation, floor, wall, ceiling, roof, and exterior systems.

AFFIRMATIVE MARKETING

To support the City's commitment of non-discrimination and equal opportunity in housing, the City makes special efforts to assure that housing programs assisted with federal or local funds are made widely known in the community. This effort is made through the use of minority newspapers, community organizations, social service agencies, the Raleigh Housing Authority, and area churches. The City also provides information and outreach through the Citizen Advisory Councils and other citizen groups.

CD staff participate in Viva Raleigh and other Spanish-language outreach initiatives, translating housing assistance marketing brochures into Spanish with interpreters on site to interact with Spanish-speaking residents.

The Community Services Department has a number of fair housing informational brochures, which are available in Spanish. All CD information displays the fair housing logo. Joint partnerships with lending institutions, the use of private management agencies, the homeownership counseling programs and joint venture developments located in scattered site locations all help broaden participation in program activities.

MBE/WBE OUTREACH EFFORTS

The City has a comprehensive program to enhance and support minority- and women-owned business enterprises (MBE/WBE). This support is accomplished through four major elements that include the following:

- 1) Communications Actions that are taken to inform the MBE/WBE community that the City has a policy of outreach towards minority and women-owned businesses. A Business Assistance Coordinator works with MBE/WBEs and City departments to facilitate and implement this program. This position is based in the Department of Administrative Services.
- 2) MBE/WBE Business Identification The City has a Business Assistance Program that was created in 1988 to promote participation by minority and women owned businesses. It maintains a database of these businesses that is updated annually.
- 3) Advisory Program The City aids MBE/WBEs through the Business Assistance Program through workshops, counseling and referral services.
- 4) Contract Information The Business Assistance Program assists small businesses by trying to package smaller contracts so small firms and companies may bid on projects.

The Business Assistance Coordinator assures that all contracts adhere to policies and procedures relative to the City's MBE/WBE policy. The City has adopted a goal that 15% of City contracts are awarded to MBE/WBE businesses. To support this goal, the City has adopted the following objectives:

- 1) To provide MBE/WBEs equal opportunity for participating in City construction, contracting and procurement programs.
- 2) To provide procedures that enables the City to fulfill Federal, state and local requirements.
- 3) To increase awareness of the existence and capabilities of MBE/WBEs and their services.



- 4) To develop a certification program, assist MBE/WBEs become certified and to keep such firms informed of procurement needs, purchasing procedures and potential construction projects.
- 5) To sponsor seminars and workshops which assist MBE/WBEs in City procurement procedures.
- 6) To monitor compliance and provide procedures for the resolution of complaints.

Minority- and Women-owned Business Enterprises (MWBEs) can learn about new business opportunities with Raleigh City government by attending the City's annual MWBE Expo. The free expo is held annually to increase the number of MWBEs that do business with the City of Raleigh. The expo allows MWBE contractors and businesses to come to a central location to meet City staff one-on-one to learn about City purchasing services. City staff will share information and answer questions about the City's purchasing needs and contracts.

REVITALIZATION ACTIVITIES – CDBG AND BOND FUNDED

The City will continue to stress neighborhood revitalization as a means of addressing slum and blighted conditions and encouraging low- and moderate-income housing development in target areas. This approach has focused on the goal of developing viable communities, principally for the benefit of low-income households through the provision of affordable housing, creating a suitable living environment, and expanding economic development opportunities.

The City uses Community Development Block Grant funds throughout the City.

- 1) **Revitalization** Activities that occur include acquisition of substandard properties, relocation, demolition, rehabilitation, public improvements, site planning, and public services.
- 2) **Citywide** Activities that occur citywide include the 2nd Mortgage Program, Joint Venture Rental Housing, Single-Family Housing Development, Rehabilitation, and Purchase of Affordable Housing Units.

GEOGRAPHIC PRIORITIES FOR SPENDING

The Community Development Department maintains housing-related programs available to lowand moderate-income residents citywide addressing the needs and priorities established in the Consolidated Plan for owner-occupants, new homebuyers, and low-income renters. Some programs, however, are targeted to specific areas of the city.

Neighborhood revitalization activities (acquisition of blighted structures, demolition and land assembly) tend to target areas of concentrated poverty, extensive blight and vacancy, and high crime. In recent decades these activities have focused on neighborhoods immediately south and east of the downtown, neighborhoods that are among the oldest in Raleigh with deteriorated and obsolescent infrastructure and housing. These areas also contain some of the most (currently) affordable housing in the city, a prospect that can be maintained only through purposeful government action, given market pressures and the public / private revitalization of the downtown. Though there are low-income census tracts in other areas of the city, Community Development will continue working primarily in these census tracts adjacent to the downtown in

order to eliminate blighting influences, produce quality affordable housing opportunities, and take steps to ensure continued affordability.

The Departments of City Planning and Community Development have recently conducted an evaluation of the city's Redevelopment Plans, many of which date to the 1970s. This review found that the age of the plans and significant recent changes in these neighborhoods, combined with the 2006 amendments to North Carolina's Urban Redevelopment Law, create the need for a new approach to directing resources to these neighborhoods. A locally adopted neighborhood plan—prepared consistent with federal guidelines—was the chosen vehicle for this new approach. An essential component of this approach to neighborhood revitalization planning will be coordination and partnerships with neighborhood residents, neighborhood oriented groups and nonprofits, Citizens Advisory Councils (CACs), and other city departments.

The Raleigh City Council reviewed staff's recommendation and instructed staff to share this vision with the impacted CAC's for their input, which occurred in early 2011. More detailed discussion with these CAC Chairs occurred early in 2013. During FY 2013-2014, planning is expected to begin with data analysis and initiation of the first neighborhood planning process. For the next few years, future planning will occur at the same time that several mature developments begun under the former redevelopment approach are completed.

All City funded activities adhere to the Scattered Site Housing Policy (see Attachments). This policy geographically disburses low income housing to Priority areas, which are based on percentage of minority households, access to transportation and employment, number of assisted housing units, and income characteristics. All requests for public housing, joint venture rental assistance, and tax credit projects are reviewed to adherence to the policy.

A number of programs operate citywide. These are: 1) Joint Venture Rental Housing, 2) City-Wide Second Mortgage Program; 3) Rehabilitation Assistance; and 4) Purchase of City owned housing.

The City makes housing assistance available in southeast Raleigh. This emphasis focuses on neighborhood revitalization activities where the goal is to eliminate slums and blight. Several programs which operate in southeast Raleigh include: 1) CDBG assistance – Acquisition, Relocation, Demolition, Public Improvements, Job Training Programs; 2) Purchase and Rehabilitation of City Owned Housing; 3) Second Mortgage Program; 4) Housing Rehabilitation; 5) Joint Venture Housing.

STRATEGIES TO ELIMINATE HOMELESSNESS

CONTINUUM OF CARE

The City of Raleigh continues to work toward the goals established by the Wake County Continuum of Care Working Group. Cooperative efforts continue with existing housing developers and providers such as Community Housing Development Organizations.

The Wake Continuum of Care (CoC), also known as the Partnership to End Homelessness, is a planning and action group made up of nonprofit housing service providers and government agency representatives. Its primary focus is to deliver housing and support services to homeless

persons. The group meets bi-monthly in an effort to combat and eliminate homelessness and create a seamless, integrated system of housing and support services that minimizes gaps in service for all who are homeless.

The CoC was formed in 1995 to develop, analyze and strengthen Wake County's homeless continuum of care system. The group's goals are twofold: to provide a balance of emergency, transitional, and permanent housing, and to develop services so homeless persons and families can make the critical transition from the streets to housing, jobs and self-sufficiency. The group identifies gaps, sets priorities and prepares the annual HUD SuperNOFA Continuum of Care grant application to HUD for funds to address homeless populations. In fall 2006, the Wake County Continuum of Care became a 501(c) 3 nonprofit organization. This allows it to raise funds to support a computerized Homeless Management Information System and to be its own fiduciary agent for management of the funds. In January 2013, the Continuum of Care conducted a Point in Time count of the homeless and under-housed population in Wake County. The results are as follows:

2013 Point in Time Survey of Homeless Persons in Wake County

Total Homeless people during Point-in-Time Survey		
Homeless people staying in temporary shelter		
Homeless people without shelter (i.e. on the streets)	96	
Homeless people in families (including children)	281	
Homeless children	173	
Homeless individuals (not in families)		
Homeless children (not in families)		
Homeless people who are victims of domestic violence		
Chronically homeless people		
Homeless with a substance abuse problem		
Homeless Veterans		
Homeless with mental illness	169	

Source: Wake Continuum of Care

During FY 2012, Wake County's Continuum of Care had four working planning committees. Descriptions of the committees and their work follow:

- 1. Centralized Intake (CI) Workgroup This workgroup is charged with the implementation of Coordinated Assessment. Directors of the two CoC agencies which sponsor CI, along with representatives from the County, the CoC and nonprofits meet to revise policies & procedures based on feedback from partners, data collected from daily operations and insights from the program coordinator. CI was launched in our community in May 2012, focusing on single women & families. In 2013, CI will expand to include men. This group is coordinating the expansion effort, & they also work to address resource challenges. System-wide coordinated intake to enhance services delivered to clients and & target program assistance where it can be most effective is our goal.
- 2. Employment and Education Committee This committee is made up of service providers from CoC member agencies work to increase opportunities for job training, seek avenues

to address clients' employability issues, improve awareness & access to community employment resources, & develop activities to meet 10-year plan objectives for employment. The team builds relationships between local businesses & service agencies to enhance opportunities for client employment. Collaborations include: sponsoring reverse job fairs to introduce qualified & screened candidates to hiring businesses, conducting employment resource fairs at Homeless Connect & Stand Down events, sponsoring staff training to educate CoC member staff on federal/state hiring incentives, & promoting our work at Chamber sponsored business expos.

- 3. Executive Director's Advisory Council This advisory council is composed of the executive directors who lead the efforts of the CoC agencies working to address homelessness. This council was developed to foster improved collaboration between the CoC at large & agencies charged with making the system changes & achieving the desired outcomes to meet the goals of our 10 -year plan. This collaborative participation is a key component to the successful implementation of needed changes. Because each member is intimately familiar with the front line work performed with and on behalf of citizens experiencing homelessness, recommendations from this group are integral to the decision-making of the Board. The CoC's executive director convenes the group & facilitates their discussions.
- 4. Government Resources Committee This committee consists of representatives from the County, the Partnership & nonprofits- both who receive federal funds & those who do not. This group completes HUD & other government funding applications. It makes recommendations to the Board & keeps member agencies informed of best practices, enhancing the continuum's effort to provide coordinated services & monitor the success of these efforts. The group designs and maintains standard outcomes and submission standards for programs applying for funds through the CoC. It collects & analyzes data from APRs, PIT counts & Project Homeless Connect events. This group is also charged with the implementation & management of our HMIS system, providing accurate data to support the CoC.

In March 2013 the Wake County Continuum of Care received \$2,497,559 from the Continuum of Care Grant (U.S. Department of Housing and Urban Development (HUD)). These funds will be used for the following:

Carolina Homeless Information Network received \$76,682 in Continuum of Care Program (COC) homeless assistance funds. These funds provide technical support for Wake County's Homeless Management Information System (HMIS), a database shared by homeless provider agencies.

CASA, Inc., a Raleigh-based nonprofit, received \$51,783 in COC funds. These are renewal funds for the operation of Harrington Place, a residence for formerly homeless individuals.

CASA, Inc., a Raleigh-based nonprofit, received \$87,880 in COC funds for Oak Hollow, an apartment complex that houses homeless families with disabilities.

CASA, Inc., a Raleigh-based nonprofit received \$192,594 in COC funds to provide

housing and support services for persons who are homeless with serious mental illness.

Haven House, Inc., a Raleigh-based nonprofit received \$50,000 in COC funds for "Pregnant and Parenting" program to provide housing and support services for homeless youth.

Passage Home, Inc., a Raleigh-based nonprofit, received \$202,932 in COC funds for Ruth's House permanent housing. This program provides permanent housing to formerly homeless families and single women who have graduated from Passage Home's transitional housing programs.

Passage Home, Inc., a Raleigh-based nonprofit, received \$209,671 in COC funds for "Essential Services" to assist homeless families including ex-offenders and to obtain permanent housing, increase life skills and income and to help families achieve greater self determination and self sufficiency.

Wake County Human Services received \$1,187,875 in renewal funds for its Shelter Plus Care (S+C) rental subsidy program for single adults with severe and persistent mental illness and/or co-occurring mental illness and substance abuse issues.

Wake County Human Services received \$220,238 in COC funds for psychiatric outreach, treatment and support services. This program provides psychiatric services to homeless individuals with a serious mental illness served by the agency's Community Outreach Team.

Wake County Human Services received \$217,904 in additional funds for its Shelter Plus Care (S+C) rental subsidy program for single adults with severe and persistent mental illness and/or co-occurring mental illness and substance abuse issues.

2013-2014 Continuum of Care Application

The Wake Continuum of Care will apply for FY 2013-14 funds to continue current programs and to obtain additional funds for the development of permanent housing units and accompanying support services for homeless persons who are disabled. The Continuum of Care will submit an application in response to the HUD SuperNOFA in summer 2013.

NEEDS OF PUBLIC HOUSING: RALEIGH HOUSING AUTHORITY

RHA has 1,372 public housing units located in 15 developments scattered around the City of Raleigh. Over 100 of these units are single family homes reserved for working families. There are also two redeveloped public housing communities that are mixed-income properties. RHA maintains an average occupancy rate of 99%. As a federally-funded agency, RHA has taken significant decreases in its funding level. In response, the agency is seeking all means of reducing administrative and operational costs.

In 2010, RHA demolished the last of its large, barracks style public housing properties known as Walnut Terrace. Since that time RHA has been working toward re-developing this community into a mixed-income community without a HOPE VI Grant or additional HUD funding. RHA

has been planning for the redevelopment of Walnut Terrace for more than 10 years. Over this time, RHA has been accumulating funding and developing financial strategies to enable the redevelopment to occur without the infusion of a large HUD grant. One method for generating funding is for RHA to sell up to 115 of its single family homes as the units vacate. Once a family chooses to vacate the home, RHA assesses the home to determine whether it is a home to be sold or re-occupied. All of the net proceeds from the home sales are being used to fund the construction of new public housing units on the Walnut Terrace site. The redevelopment of Walnut Terrace will remain a primary focus for RHA over the next few years.

RHA continues to modernize its units where necessary. The Capital Fund Program which funds much of the agency's modernization activities has been reduced by 50%.

Housing Choice Voucher Program

RHA has 3,869 vouchers. The funding for administration of this program has been reduced by 31%. RHA has reorganized the staffing for this program and is currently trying to determine what steps can be taken to reduce administrative costs. This includes potentially seeking HUD waivers to reduce costs. The last resort would be to reduce the number of families served.

Applications

RHA has separate waiting lists for the voucher program and the public housing program. In addition there are separate waiting lists for the HOPE VI communities and the single family home program. Applicants can be on all waiting lists or only one. RHA's waiting lists remain open and accepting applications. There are over 5,000 applicants on the voucher waiting list and 98% of these applicants have incomes below 30% of Area Median Income (AMI). Because RHA's vouchers are fully utilized, new applicants are only taken off the waiting list as vouchers turnover. As a result, the wait for a voucher can take three to five years. Nearly 60% of the applicants are families with children and 21% are persons with disabilities.

The public housing waiting list has over 3,500 applicants with 98% of the applicants having incomes below 30% AMI. Applicants are taken off the waiting list as unit sizes that meet their family size become available. In looking at the waiting list for public housing, the unit sizes in most demand are one and two bedroom units, accounting for 85% of applicants. Fifty-seven percent of applicants are families with children and 27% are elderly and disabled applicants. The wait for public housing ranges from six months to two years depending on the family size. The longest wait is for one and two bedroom applicants since they also represent the largest applicant pool.

RHA receives over 300 applications per month for these two programs. RHA implemented a local preference for its housing programs several years ago. RHA has a preference for applicants that live or work in Wake County. This preference was adopted to address the issue of applicants from all over the country applying for housing assistance from RHA. Many housing agencies have closed waiting lists and do not accept applications. As a result, applicants get an RHA application on-line and submit it. Through discussions with program participants and the community, this preference was adopted to enable RHA to address local housing needs and to decrease applicants from outside the local jurisdiction.

Both programs have seen an increase in the number of applicants. This is not unusual given the current economy and the unemployment rate. RHA continues to promote its programs to applicants and landlords throughout Wake County.

The Raleigh Housing Authority is rated as a top performer under all HUD rating systems and has 25 consecutive years with zero financial audit findings. RHA will continue to focus on providing top quality housing units while using housing resources cost effectively.

RHA and the City work together to provide Landlord Training for the community. There are three classes per year that are offered in RHA's community center at Capital Park. This is a thorough discussion of the program that benefits anyone that manages rental units. RHA explains the Housing Choice Voucher program and answers any questions.

Voluntary Conversion – As a federally-funded agency, RHA is impacted by budget decisions made on the federal level. Currently, RHA is dealing with funding cuts due to both sequestration and other budget cuts. RHA is looking at all means of cutting operational costs, including staffing changes, energy conservation, delaying work items, and cutting unnecessary expenses. RHA has been told by HUD representatives not to expect funding to return and to look at alternative means for modernizing and funding the operations of public housing that depend less on federal operating subsidies. HUD offers a couple of options for converting public housing to project-based or tenant-based rental assistance. RHA is going to seek HUD approval to voluntarily convert the Capital Park community into tenant-based rental assistance as opposed to continuing its operation as public housing. All public housing residents would be issued tenant-based rental assistance and allowed to remain in the units as long as they wish. If they choose to move, they can use the rental voucher to do so. Following the conversion, RHA will continue to operate Capital Park as an affordable housing community for families earning 80% of the Area Median Income or less.

STRATEGIES TO BRING FAMILIES OUT OF POVERTY

According to the 2000 Census, 29,807 Raleigh residents lived below the poverty line, representing 11.5% of the population. In 2010, that had increased to 15.1%. A report and survey prepared for Wake County Human Services and the Triangle United Way found that in Wake County, of which Raleigh is the largest municipality, 12.4% of survey residents have trouble with the basic necessities of food, shelter, clothing, and utilities. Other findings reported:

- Ethnic minority males continue to earn less than their white counterparts usually 10-20 cents less for each dollar earned.
- Minority males in Wake County are also more likely to die from stroke, cancer, prostate cancer and homicide than the state average.
- Only 27% of African-American or Latino children participate in structured sports or activities after school or on the weekends versus 50% of white children.
- Approximately 25% of Wake County students drop out of school prior to graduating.
- Approximately 15% of adults over the age of 25 do not have a high school education or GED.

Often, older inner-city communities are characterized by a combination of poverty and other societal ills. Incomes tend to be much lower or non-existent; there are more female-headed



households with children and higher levels of births to unmarried women; educational attainment is low and unemployment is high; many residents lack the skills needed in high growth industries. Residents have poor credit histories and many have criminal backgrounds.

The City's Anti-Poverty strategy is aimed at developing a comprehensive approach to create a suitable living environment that enhances greater economic diversity and growth; as well as to create opportunities through job training and other means of social support. The goal is to support the physical, economic, and social aspects of life in these challenged communities.

There are a number of City and County funded programs that are directed to improving the lives of community residents by focusing on strategies to increase earnings and long-term employment options. The City has several economic development programs that it is planning to budget for in FY 2013-14. These programs will cover a broad range of needs. Many anti-poverty programs are County supported, since Wake County is responsible for human services funding and government assistance programs. This strategy is submitted as a joint submission with Wake County. Although many of these programs describe County activities, many of the households needing these services are also City residents.

Since 2003, the City has implemented a Community-Oriented Government (COG) initiative in some of the most challenged inner-city neighborhoods, which has produced positive results. Staff members from several City departments participate in well-attended public meetings in each neighborhood where resident concerns are gathered and prioritized through a structured process. These community-identified concerns play a major role in government decision-making for that neighborhood. Results are then reported back to the community at additional public meetings to measure progress toward neighborhood goals.

Community Development Block Grant (CDBG) and/or Bond funds may be used for COG initiatives if they meet federal and Consolidated Plan requirements.



OTHER ACTIONS, POLICY AND INTERGOVERNMENTAL COOPERATION

LEAD-BASED PAINT

Lead-based paint treatment is extremely important to the safety of children. Communicating the need for screening is still an issue, particularly with private physicians who may not screen unless they suspect "risk" factors or the parent requests a screening. Health educators also note that many families do not respond back for additional follow up or testing. Also, unless a child has a confirmed reading above 20, environmental investigations are limited. For those children with readings between 10 - 20, the Department advises in writing, the owner, managing agent, child's parents or guardian about routine cleaning activities.

The City of Raleigh assists homeowners who use our rehabilitation programs on about 30-40 units annually using CDBG and HOME funds. Many of these homes were constructed before 1978 and have lead-based paint. The Rehabilitation Program budget funds this activity, which diminishes the number of rehabilitations that the Department can fund.

City-owned projects -- properties that the City buys, renovates and holds in the portfolio as rental units -- are tested and treated in accordance with the regulations as well. Most of the units purchased and rented were built after 1978; some are not funded with any federal dollars.

The Department continues to look for ways to improve cost-effectiveness in both work techniques and delivery costs.

FAIR HOUSING

The City's Fair Housing Plan outlines the issues that impede fair housing for citizens in the City of Raleigh. Due to economic conditions, the City is currently in a hiring freeze and cannot address the fair housing issues related to staffing. When the economy improves, the City will budget for that position.

The Analysis of Impediments identified three Impediments to Fair Housing Choice:

- 1. **A disparity in mortgage lending.** Home Mortgage Disclosure Act (HMDA) data revealed a disparity in the loan origination patterns and denial rates of minorities and non-minorities in the Raleigh area.
- 2. A lack of fair housing enforcement by a local agency or department. The City of Raleigh does not have a fair housing department or agency to receive complaints, conduct testing, and promote education and outreach.
- 3. A lack of "substantial equivalency" status. Raleigh does not have substantial equivalency status with HUD. This lack keeps the city from directly processing local fair housing complaints and actively enforcing Fair Housing regulations.

The City will continue to appoint, provide staff support and the funding for the City's Fair Housing Hearing Board to meet publicly each month and plan and present the annual Fair Housing Conference. The Fair Housing Hearing Board provides a "Tenants' Rights and

Obligations" handbook. This publication, along with other national and local publications, is made available to citizens through the Community Services Department.

The Community Services Department employs a community services specialist with the responsibilities of fair housing education, referral, and outreach activities. This position will continue to provide education, outreach activities, and complaint referral until the new staffing plan is implemented.

The Community Services specialist will continue to be the City's contact and referral point for fair housing inquiries until the new staffing plan is implemented. Further, they will provide Fair Housing outreach by providing a Fair Housing table at City and County functions such as Housing Fairs, Neighborhood Exchange Programs, etc.

The Community Development Department will continue to provide CDBG funds for Fair Housing Outreach and Educations materials to the Community Services Department.

In conjunction with the City's Fair Housing Hearing Board, the Community Development Department will support the production of the next Analysis of Impediments to Fair Housing Choice in this fiscal year.

Adequate, safe, and quality housing choices are still an issue in this area for non-English speakers. Immigrants are still the least likely to file a formal complaint or be aware of their fair housing rights. Language and cultural differences continue to be a barrier in regard to adequate public education. More outreach is needed in this area via bilingual workshops and literature. Although there have been improvements in written literature, particularly in Spanish, it still a matter of awareness that the literature exists.

To assist with the growth of Spanish speaking residents, Community Services has a Spanish speaking staff person to assist other staff in communicating with area residents on relocation issues, translate notices of public hearings and work in target communities to inform these residents of City services and policies.

CD staff participates in Viva Raleigh and other Spanish-language outreach initiatives, translating housing assistance marketing brochures into Spanish with interpreters on site to interact with Spanish-speaking residents.

The City continues to utilize the Scattered Site Policy as the primary vehicle to geographically target assisted housing opportunities to non-minority and low -income communities. The plan guides all requests for Certifications of Consistency and comments for North Carolina Tax Credit proposals.

INSTITUTIONAL STRUCTURE AND ENHANCING COORDINATION

The City of Raleigh Community Development Department is the primary City department responsible for the planning, coordination, and implementation of the Consolidated Plan and its programs through its four divisions: Strategic Planning, Construction, Loans, and Finance. The Department also develops and implements the Annual Action Plans that address the needs and

priorities identified in the Consolidated Plan. CD staff is experienced in the implementation and oversight of HUD entitlement funds.

Other City departments play important supporting roles in the implementation of the Consolidated Plan, including the Department of City Planning, Inspections, Public Works, Raleigh Police Department, and Parks & Recreation. The Department of Finance, including Accounting and Purchasing, and the Legal Department are also involved in program administration.

The Neighborhood College is a program offered by the City of Raleigh in partnership with Wake County. It is a twelve-week series of classes that provides information on several different kinds of City services, as well as County services. Students in the Neighborhood College will have a chance to meet and interact with City staff, County staff, and other Raleigh residents. Some of the topics that discussed include: City services and County services, development, nuisance abatement, emergency services, the City budget process, and environmental services. The College is offered twice a year to citizens.

The City continues to evaluate policies relating to affordable housing. The City of Raleigh sponsored a ULI Triangle Technical Assistance Panel (TAP) on Inclusionary Zoning. A panel comprised of experts in affordable housing development, market rate single family and multifamily development, zoning law and governmental affordable housing programs was recruited to examine the economic and market considerations of such tools to determine whether (1) a non-mandatory inclusionary housing program is feasible and would result in meaningful unit production; and (2) if it were feasible, what magnitude of incentives and/or subsidies would be required.

The panel assessed the tools and incentives used to promote affordable housing developments, and roughly calculated the gap between market and affordable housing returns.

The City will continue to work with Wake County in a number of program initiatives. The City will continue to be supportive of the Wake County Continuum of Care Collaborative to support efforts to provide transitional and other homeless housing. The City reviews requests for certifications of consistency and has established partnerships with many of the provider agencies.

STRATEGIES TO REMOVE BARRIERS TO AFFORDABLE HOUSING

The City recognizes the challenge faced by low- and moderate-income households to find housing they can affordable in Raleigh's vibrant housing market and has taken specific steps to address that challenge. Since 1990, Raleigh voters have approved \$70 million worth of affordable housing bonds, funds that Community Development has used in the production of hundreds of affordable housing units. The most recent Housing Bond for \$16 million was approved in 2011.

The City will continue to support housing that is attractive, well managed, and geographically dispersed throughout the community. The City is committed to producing units that are well designed and are an attribute to the surrounding community. Many City developments have won design awards and good management has improved former blighted and nuisance buildings. The City feels that these efforts play a major role in eliminating negative public perceptions of affordable housing units.

Raleigh's comprehensive plan, *Planning Raleigh 2030*, was adopted by City Council October 7, 2009. Many recommendations of the Council-appointed Affordable Housing Task Force (AHTF) report *Expanding Housing Choices: How to Preserve and Expand Affordable Housing Opportunities* were incorporated into the comprehensive plan's housing chapter. Several of these recommendations were included in plan policies (guiding decision-making) and actions (specific steps government should take to implement the policies). Some actions to support continued affordability of housing in a vibrant housing market included are: create a housing trust fund, create a community land trust, provide zoning and financial incentives to encourage affordable units in Transit-Oriented Developments, and create an inclusionary housing ordinance, among others. Implementing some or all of these actions should result in the production of a greater number of affordable housing units.

MONITORING STANDARDS AND PROCEDURES

CD staff establishes regular monitoring schedules with contractors / partners involved in program implementation to identify problems early and ensure proper implementation and record keeping. All housing projects are desk monitored annually; if problems are indicated, on-site monitoring follows. All housing projects are routinely monitored on-site every one - three years using the current HOME monitoring standard.

The Community Development Department is directly responsible and accountable for the use of federal funds. The goals of monitoring are as follows:

- To ensure that statutory and regulatory requirements are being met,
- To ensure that financial record keeping and reporting is accurate and complete,
- To ensure that programs are being implemented consistently with the Consolidated Plan's One Year Action Plan and the goals are met within the planned time frames,
- To ensure that programs are implemented and well designed.

Monitoring and oversight continue to be a major departmental thrust. A wide variety of monitoring activities are coordinated through a program coordinator charged with compliance and monitoring activities. In order to ensure project accountability, a system of reporting is in place to track project activities either on a monthly or quarterly basis. These reports are reviewed regularly and are used to track benchmarks throughout the year. A number of monitoring plans developed and implemented in the past few years are now coordinated through the program coordinator. With HOME and CDBG checklists in place, a major effort continues to be the development of electronic tracking for all program activities to check compliance and follow-up action. This effort will continue in FY 2013-14.

As part of the City's annual audit, the Department's financial Report and Programs are reviewed each year.

HOME Monitoring is an ongoing priority to meet HOME program requirements for income certification and unit inspection of all HOME financed units. The City currently has twenty-three projects purchased with HOME money that require monitoring: Water Garden Village, Hollenden, Franklin Woods I & II, Woodpecker Court, Ricky Circle, 809 Bragg Street, 624 W. Jones Street, 806/810 Jones Street, Fox Haven, The Magnolias, Lennox Chase, Elder's Peak,

Hope Crest, Holmes Street/Shades Point Town Homes, Windsor Spring, Village of New Hope, Perry Hill, Waterbrook, Salisbury, Autumn Spring, Brookridge and Meadow Creek Commons. HUD requires that all projects with 1 to 4 units be monitored at least every three years, projects with 5 to 25 units be monitored every two years, and projects of 26 or more units every year. Fox Haven, Magnolias, Elder's Peak, Windsor Spring, Village of New Hope, Perry Hill, Salisbury, Autumn Spring, Meadow Creek Commons, Waterbrook, and Water Garden Village will have extensive monitoring again this year since they all have more than 26 units. The other units will be subjected to a more basic yearly inspection since they have less than 26 units. All these units are scheduled to be inspected according to HUD regulations. Please see Appendix A for monitoring schedules.

All HOME units must meet the Housing Quality Standards. A minimum of one apartment per building will be inspected during the monitoring or 10% of the total units (whichever is greater). All tenants in these complexes are required to make less than 60% of Median Income and have rents below HUD's established High HOME Rents. 20% of the units must be rented to families or individuals making less than 50% of Median Income with rents at or below HUD's Low HOME Rents. The City works with HOME recipients to fulfill the requirements of HOME mandated Affirmative Marketing Procedures. Continued emphasis will be placed on compliance with environmental assessments, Davis-Bacon reporting and Section 3 compliance.

SPECIFIC CDBG REQUIREMENTS

FLOAT FUNDED ACTIVITIES

The City does not anticipate carrying out any float funded activities or activities having an urgent need.

LOCATIONS OF ASSISTANCE

The City anticipates that CDBG activities will take place throughout the City, with emphasis on low-income census tracts. The City has included its selection criteria for its housing rehabilitation program in the appendix. HOME funds are available citywide.

CONTINGENCY

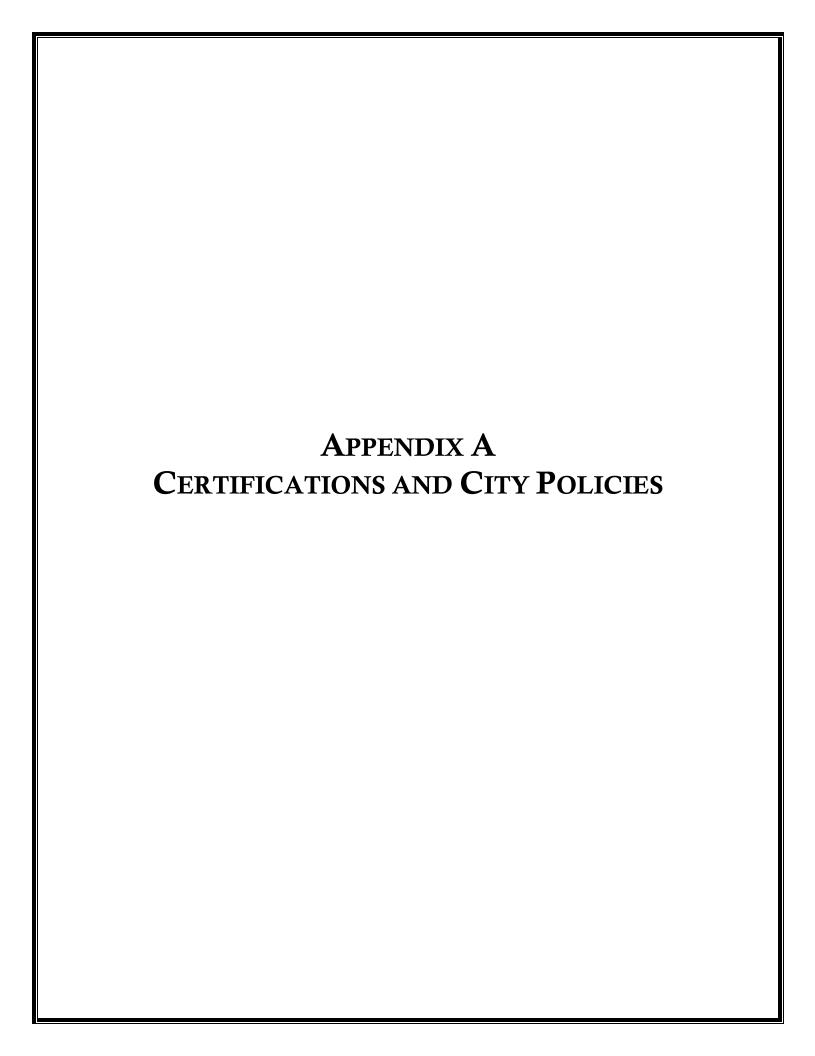
The City does not anticipate any contingency cost overruns.

ADDRESSING SLUMS AND BLIGHT

The City may undertake activities such as acquisition, rehabilitation, demolition, disposition that can help prevent or eliminate slums and blight.

URGENT NEEDS

The City does not project any urgent need activities in FY 2013-14.



OMB Number: 4040-0004

					Expiration Date: 03/31/2012		
Application for Federal	Assistance SF	-424					
*1. Type of Submission: *2. Type of Applie				* If Revision, select appropriate letter(s):	24		
☐ Preapplication	⊠ 1	lew					
■ Application		Continuatio	on	*Other (Specify):			
☐ Changed/Corrected App	lication	Revision					
* 3. Date Received:	Aut		10.00	Applicant Identifier: B-13-MC-37-0009			
5a. Federal Entity Identifier: B-13-MC-37-0009				ederal Award Identifier: MC-37-0009			
State Use Only:							
6. Date Received by State;		7. Sta	ate Appli	cation Identifier:			
8. APPLICANT INFORMAT	ION:						
*a. Legal Name: City of Ral	eigh						
*b. Employer/Taxpayer Ider 56-6000236	tification Numbe	r (EIN/TIN		c. Organizational DUNS: 044379568			
d. Address:				1,000,000,000			
*Street 1: 3	10 W. Martin Str	eet					
Street 2:	P.O. Box 590						
*City:	Raleigh						
County/Parish: _	Wake						
*State: _	NC						
Province:							
*Country:	US						
*Zip / Postal Code:	27602						
e. Organizational Unit:							
Department Name: Community Development			ī	Division Name:			
f. Name and contact infor	mation of perso	n to be co	ontacte	d on matters involving this application:			
Prefix:		*First Nam	ne:	Michele			
Middle Name:)						
*Last Name:	Grant						
Suffix:							
Title: CD Director							
Organizational Affiliation:							
*Telephone Number: 919-9	96-4330			Fax Number: 919-857-4359			
*Email: CD.info@	raleighnc.gov						

Application for Federal Assistance SF-424
9. Type of Applicant 1: Select Applicant Type:
C. City or Township Government
Type of Applicant 2: Select Applicant Type:
Type of Applicant 3: Select Applicant Type:
*Other (Specify)
10 Name of Federal Agency:
US Department of Housing and Urban Development
11. Catalog of Federal Domestic Assistance Number
14.218
CFDA Title:
Community Development Block Grant
*Title: 13. Competition Identification Number: Title:
14. Areas Affected by Project (Cities, Counties, States, etc.):
Raleigh, NC
*15. Descriptive Title of Applicant's Project:
Revitalization, Rehabiliation, Public Services, et al
Attach supporting documents as specified in agency instructions.

OMB Number: 4040-0004 Expiration Date: 04/31/2012

Application for Federal Assis	tance SF-424	Version 02
16. Congressional Districts Of:		
*a. Applicant NC-002, NC-013	*b. Program/Project: NC-002, NC-	-013
Attach an additional list of Program/Pr	roject Congressional Districts if needed.	
17. Proposed Project:		
*a. Start Date: 7/1/13	*b. End Date: 6/30/14	
18. Estimated Funding (\$):	20 CONTROL OF THE STATE OF THE	
*a. Federal	\$2,672,184.00	
*b. Applicant		
*c. State *d. Local		
*e. Other		
*f. Program Income	\$698,876.00	
*g. TOTAL	\$3,371,060.00	
*19. Is Application Subject to Review	w By State Under Executive Order 12372 Process?	
Yes No 21. *By signing this application, I certif herein are true, complete and accurate with any resulting terms if I accept an me to criminal, civil, or administrative **I AGREE	Any Federal Debt? (If "Yes", provide explanation.) y (1) to the statements contained in the list of certification to the best of my knowledge. I also provide the required a award. I am aware that any false, fictitious, or fraudulent s penalties. (U.S. Code, Title 218, Section 1001) ces, or an internet site where you may obtain this list, is co	ssurances** and agree to comply statements or claims may subject
agency specific instructions.	ces, or an internet site where you may obtain this list, is co	ntained in the announcement or
Authorized Representative:		
Prefix:	*First Name: J.	
Midd le N me: Russell		
*Last Name: Allen		
Suffix:		
*Title: City Manager		
*Telephone Number: 919-996-3070		
*Email: russell.allen@raleighnc.g		
*Signature of Authorized Representative		6/13

OMB Number: 4040-0004 Expiration Date: 03/31/2012

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Application for Feder	al Assista	nce SF-424		
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☐ Preapplication		☑ New		
■ Application		☐ Continuation	n	*Other (Specify):
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5a. Federal Entity Identif M-13-MC-37-0206	ier:		3500	Federal Award Identifier: 3-MC-37-0206
State Use Only:				
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*a. Legal Name: City of I	Raleigh			
*b. Employer/Taxpayer I 56-6000236	dentification	Number (EIN/TIN):	*c. Organizational DUNS: 044379568
d. Address:				
*Street 1:	310 W. Ma	artin Street		
Street 2:	P.O. Box 5	590		
*City:	R	aleigh		
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e. Organizational Unit:				
Department Name: Community Development	ŧ			Division Name:
f. Name and contact in	formation o	f person to be co	ontac	ted on matters involving this application:
Prefix:		*First Nan	ne:	Michele
Middle Name:	D.			
*Last Name:	Grant			
Suffix:				
Title: CD Director				
Organizational Affiliation	Ç.			
*Telephone Number: 91	9-996-4330			Fax Number: 919-857-4359
*Email: CD.info	@raleighnc	gov		•

Application for Federal Assistance SF-424
9. Type of Applicant 1: Select Applicant Type: C. City or Township Government
Type of Applicant 2: Select Applicant Type:
Type of Applicant 3: Select Applicant Type:
*Other (Specify)
*10 Name of Federal Agency:
US Department of Housing and Urban Development
11. Catalog of Federal Domestic Assistance Number.
14.239
CFDA Title:
HOME Investment Partnership Program
*Title: 13. Competition Identification Number Title:
14. Areas Affected by Project (Cities, Counties, States, etc.): Raleigh, NC
*15. Descriptive Title of Applicant's Project
Rehabilitation, Rental and Homeownership Development, et al
Attach supporting documents as specified in agency instructions.

OMB Number: 4040-0004 Expiration Date: 03/31/2012

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Application for Feder	al Assistar	ce SF-424						
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☐ Preapplication ☑ New								
☑ Application		☐ Continuat	ion	*Other (Specify):				
☐ Changed/Corrected /	Application	Revision						
* 3. Date Received:				Applicant Identifier: 13-MC-37-0005				
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State Use Only:								
6. Date Received by Sta	te:	7. S	tate A	pplication Identifier:				
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*a. Legal Name: City of I	Raleigh							
*b. Employer/Taxpayer I 56-6000236	dentification l	Number (EIN/TI	N):	*c. Organizational DUNS: 044379568				
d. Address:				•				
*Street 1:	310 W. Ma	rtin Street	-					
Street 2:	P.O. Box 5	90	_					
*City:	R	aleigh	-					
County/Parish:	W	ake	-					
*State:	N	0	-					
Province:			-					
*Country:	U	S	-					
*Zip / Postal Code:	27	602	-					
e. Organizational Unit:								
Department Name: Community Development	t			Division Name:				
f. Name and contact in	formation o	person to be	conta	cted on matters involving this application:				
Prefix:	-	*First Na	ame:	Michele				
Middle Name:	D							
*Last Name:	Grant							
Suffix:								
Title: CD Director								
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*Telephone Number: 91	9-996-4330			Fax Number: 919-857-4359				
*Email: CD.info	@raleighnc.	10V		•				

Application for Federal Assistance SF-424	
9. Type of Applicant 1: Select Applicant Type:	7
C. City or Township Government	
Type of Applicant 2: Select Applicant Type:	
Type of Applicant 3: Select Applicant Type:	
*Other (Specify)	
*10 Name of Federal Agency:	
US Department of Housing and Urban Development	
11. Catalog of Federal Domestic Assistance Number.	-
14.231	
CFDA Title:	
Emergency Solutions Grant	
*Title: 13. Competition Identification Number:	
Title:	
14. Areas Affected by Project (Cities, Counties, States, etc.):	
Raleigh, NC	
*15. Descriptive Title of Applicant's Project:	
Homelessness Support	
Attach supporting documents as specified in agency instructions.	
A moved supervising assentiating as specified in additor illustrations.	

OMB Number: 4040-0004 Expiration Date: 04/31/2012

Application for Federal Assi	stance SF-424	Version 02
16. Congressional Districts Of:		80.315 3701.915
*a. Applicant NC-002, NC-013	*b. Progran	n/Project: NC-002, NC-013
Attach an additional list of Program/		
17. Proposed Project:		
*a. Start Date: 7/1/13	*b. End Date: 6	/30/14
18. Estimated Funding (S):		Harris Harris
*a. Federal	\$996,043.00	
*b. Applicant	. 시작하는 사람들이 중요한 하고 있다.	
*c. State		
*d. Local		
*e. Other		
*f. Program Income	\$478,600.00	
*g. TOTAL	\$1,474,643.00	
*19. Is Application Subject to Revi		rder 12372 Process?
herein are true, complete and accurat with any resulting terms if I accept a me to criminal, civil, or administrativ **I AGREE ** The list of certifications and assura	e to the best of my knowledge. I a n award. I am aware that any false ve penalties. (U.S. Code, Title 218	in the list of certifications** and (2) that the statements lso provide the required assurances** and agree to comply, fictitious, or fraudulent statements or claims may subject, Section 1001)
agency specific instructions.		
Authorized Representative:		
Prefix:	*First Name: J.	
Midd le Name: Russell		
*Last Name: Allen		
Suffix:		
*Title: City Manager		
*Telephone Number: 919-996-30	70	Fax Number:
rerephone runnous. O 10 000 00		1.002.0.10000000
*Email: russell.allen@raleighno *Signature of Authorized Representa	gov o a	Date Signed: 6/6/13

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 60 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form (including the continuation sheet) required for use as a cover sheet for submission of preapplications and applications and related information under discretionary programs. Some of the items are required and some are optional at the discretion of the applicant or the Federal agency (agency). Required items are identified with an asterisk on the form and are specified in the instructions below. In addition to the instructions provided below, applicants must consult agency instructions to determine specific requirements.

Item	Entry:	ltem	Entry:
1.	Type of Submission: (Required): Select one type of submission in accordance with agency instructions. Preapplication Application	10.	Name Of Federal Agency: (Required) Enter the name of the Federal agency from which assistance is being requested with this application.
	 Changed/Corrected Application – If requested by the agency, check if this submission is to change or correct a previously submitted application. Unless requested by the agency, applicants may not use this to submit changes after the closing date. 	11.	Catalog Of Federal Domestic Assistance Number/Title: Enter the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested, as found in the program announcement, if applicable.
2.	Type of Application: (Required) Select one type of application in accordance with agency instructions. New – An application that is being submitted to an agency for the first time.	12.	Funding Opportunity Number/Title: (Required) Enter the Funding Opportunity Number and title of the opportunity under which assistance is requested, as found in the program announcement.
	 Continuation - An extension for an additional funding/budget period for a project with a projected completion date. This can include renewals. Revision - Any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a 	13.	Competition Identification Number/Title: Enter the Competition Identification Number and title of the competition under which assistance is requested, if applicable.
	revision, enter the appropriate letter(s). More than one may be selected. If "Other" is selected, please specify in text box provided. A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration E. Other (specify)	14.	Areas Affected By Project: List the areas or entities using the categories (e.g., cities, counties, states, etc.) specified in agency instructions. Use the continuation sheet to enter additional areas, if needed.
3.	Date Received: Leave this field blank. This date will be assigned by the Federal agency.	15.	Descriptive Title of Applicant's Project: (Required) Enter a brief descriptive title of the project. If appropriate, attach a map showing project location (e.g., construction or real
4.	Applicant Identifier: Enter the entity identifier assigned by the Federal agency, if any, or applicant's control number, if applicable.		property projects). For preapplications, attach a summary description of the project.
5a 5b.	Federal Entity Identifier: Enter the number assigned to your organization by the Federal Agency, if any. Federal Award Identifier: For new applications leave blank. For a continuation or revision to an existing award, enter the previously assigned Federal award identifier number. If a changed/corrected application, enter the Federal Identifier in accordance with agency instructions.	16.	Congressional Districts Of: (Required) 16a. Enter the applicant's Congressional District, and 16b. Enter all District(s) affected by the program or project. Enter in the format: 2 characters State Abbreviation – 3 characters District Number, e.g., CA-005 for California 5 th district, CA-012 for California 12 th district, NC-103 for North Carolina's 103 rd district. If all congressional districts in a state are affected, enter
6. 7.	Date Received by State: Leave this field blank. This date will be assigned by the State, if applicable. State Application Identifier: Leave this field blank. This identifier will		"all" for the district number, e.g., MD-all for all congressional districts in Maryland. If nationwide, i.e. all districts within all states are affected, enter US-all.
8.	be assigned by the State, if applicable. Applicant Information: Enter the following in accordance with agency instructions:		If the program/project is outside the US, enter 00-000.
	a. Legal Name: (Required): Enter the legal name of applicant that will undertake the assistance activity. This is the name that the organization has registered with the Central Contractor Registry. Information on registering with CCR may be obtained by visiting the Grants.gov website. b. Employer/Taxpayer Number (EIN/TIN): (Required): Enter the	17.	Proposed Project Start and End Dates: (Required) Enter the proposed start date and end date of the project.
	imployer or Taxpayer Identification Number (EIN or TIN) as assigned by the Internal Revenue Service. If your organization is not in the US, enter 4.4444444. Organizational DUNS: (Required) Enter the organization's DUNS or		Estimated Funding: (Required) Enter the amount requested or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines, as applicable. If the action will
	DUNS+4 number received from Dun and Bradstreet. Information on obtaining a DUNS number may be obtained by visiting the Grants gov website. d. Address: Enter the complete address as follows: Street address (Line		result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses.
	required), City (Required), County, State (Required, if country is US), Province, Country (Required), Zip/Postal Code (Required, if country is US). e. Organizational Unit: Enter the name of the primary organizational	19.	Is Application Subject to Review by State Under Executive Order 12372 Process? Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12272 to determine whether the application is subject to the
	unit (and department or division, if applicable) that will undertake the		12372 to determine whether the application is subject to the

assistance activity, if applicable. f. Name and contact information of matters involving this application: required), organizational affiliation (if a	Enter the name (First and last name affiliated with an organization other		State intergovernmental review process. Select the appropriate box. If "a." is selected, enter the date the application was submitted to the State
than the applicant organization), telep number, and email address (Required matters related to this application.		20.	Is the Applicant Delinquent on any Federal Debt? (Required) Select the appropriate box. This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes. If yes, include an explanation on the continuation sheet.
Type of Applicant: (Required) Select up to three applicant type(s) in instructions. A. State Government B. County Government C. City or Township Government D. Special District Government E. Regional Organization F. U.S. Territory or Possession G. Independent School District H. Public/State Controlled Institution of Higher Education I. Indian/Native American Tribal Government (Federally Recognized) J. Indian/Native American Tribal Government (Other than Federally Recognized) K. Indian/Native American Tribally Designated Organization L. Public/Indian Housing Authority	M. Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education) N. Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education) O. Private Institution of Higher Education P. Individual Q. For-Profit Organization (Other than Small Business) R. Small Business S. Hispanio-serving Institution T. Historically Black Colleges and Universities (HBCUs) U. Tribally Controlled Colleges and Universities (TCCUs) V. Alaska Native and Native Hawaiian Serving Institutions W. Non-domestic (non-US)	21.	Authorized Representative: (Required) To be signed and dated by the authorized representative of the applicant organization. Enter the name (First and last name required) title (Required), telephone number (Required), fax number, and email address (Required) of the person authorized to sign for the applicant. A copy of the governing body's authorization for you to sign this application as the official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

- 1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- 2. Establishing an ongoing drug-free awareness program to inform employees about
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- 3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
- 4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
 - 1. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

- Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

- No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person
 for influencing or attempting to influence an officer or employee of any agency, a Member of
 Congress, an officer or employee of Congress, or an employee of a Member of Congress in
 connection with the awarding of any Federal contract, the making of any Federal grant, the
 making of any Federal loan, the entering into of any cooperative agreement, and the extension,
 continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or
 cooperative agreement;
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included
 in the award documents for all subawards at all tiers (including subcontracts, subgrants, and
 contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify
 and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, and ESG funds are consistent with the strategic plan.

Section 3 It will comply with section	on 3 of the Housing and U	rban Development Act of 1968, and
implementing regulations at 24 CFR	Part 135.	
Q-Russel ole	5/12/13	
Signature/Authorized Official	Date	

City Manager Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

- 1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
- 2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program years 2013-16, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
- 3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

- A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
- A policy of enforcing applicable State and local laws against physically barring entrance to
 or exit from a facility or location which is the subject of such non-violent civil rights
 demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

5/12/13 Date

City Manager

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

5/12/13 Date

City Manager

Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation - Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds - The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

J. Russell all	5/12/13
Signature/Authorized Official	Date
City Manager Title	

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

- 1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
- 2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
- 3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
- 4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
- 5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
- 6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Page 8
Place of Performance (Street address, city, county, state, zip code)
310 W. Martin Street, Raleigh, Wake, NC, 27602
Check if there are workplaces on file that are not identified here.
The certification with regard to the drug-free workplace is required by 24 CFR part 21.
7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

AFFIRMATIVE FAIR HOUSING MARKETING PLAN CITY OF RALEIGH

Purpose

The Affirmative Fair Housing Marketing Plan (AFHM Plan) is a marketing strategy applied to all CDBG-, HOME-, and local Affordable Housing Bond fund-assisted projects anywhere within the City of Raleigh. The AFHM Plan is designed to attract income eligible buyers or renters regardless of race, color, religion, national origin, sex, handicap, or familial status.

The AFHM Plan supports the City's commitment to nondiscrimination and equal opportunity in housing and complies with Title VII of the Civil Rights Act of 1968, Executive Order 11063, the Americans with Disabilities Act of 1990, and the City of Raleigh's Fair Housing Ordinance. The purpose of the AFHM Plan is to affirmatively implement the spirit of the legislation / executive order / ordinance identified above.

AFHM Plan: Objectives

The AFHM Plan is intended to achieve the following measurable objectives:

- **1. Targeting**: Proactive identification of segments of the eligible population least likely to apply for housing without special outreach efforts.
- **2. Outreach**: Implementation of an outreach strategy of special measures designed to attract those groups identified above and other efforts designed to attract persons from the total eligible population.
 - a. Employ **Communication Methods** most likely to inform and attract the populations identified, such as:
 - i. Short, informative presentations on available units at CAC and neighborhood organization meetings where reader-friendly flyers are distributed.
 - ii. Simple marketing materials on available units distributed to organizations that serve low-income households, the homeless, and the mentally and physically disabled.
 - iii. A web site that displays units / cost. Set up links to this site on web sites of organizations serving the groups identified in 2.a.ii.
 - iv. Open house events on Saturdays advertised with signs in the surrounding area and in the flyers handed out at CAC, neighborhood, and other community meetings.
- **3. Indicators**: Develop and track measurable indicators to quantify the success of the marketing plan, the results of which will be monitored by CD.

AFHM Plan: Policies and Procedures

The City of Raleigh and/or its agent will make a good faith effort to achieve the objectives identified above. The City of Raleigh AFHM Plan includes the following affirmative marketing requirements and procedures.

- 1. The City of Raleigh Community Development Department and/or its agent will use the Fair Housing logo on all publications and informational materials distributed to the public.
- 2. The City will require all Community Housing Development Organizations (CHDO's), developers, agents, and owners participating in CDBG-, HOME-, or Bond-assisted programs to display the Fair Housing logo on all publications and on information pertaining to their services.
- 3. The City will require all CDBG-, HOME-, or Bond-assisted CHDO's, developers, agents, and owners to maintain records that describe the efforts taken to affirmatively achieve the AFHM Plan objectives and compile the quantifiable results of such efforts in an annual report available for public review. These requirements will apply equally to the Community Development Department's own CDBG-, HOME, and Bond-assisted housing programs.
- **4.** The City will, at a minimum, advertise the availability of Community Development-owned units for rent or sale in local publications targeting eligible least-likely-applicants and eligible applicants generally.
- 5. The City will require all CHDO's, developers, agents, and owners to complete a specific Affirmative Fair Housing Marketing Plan for all CDBG-, HOME-, or Bond-assisted projects of five or more units. This Plan must be approved in writing by the City of Raleigh's Community Development Department prior to CD commitment of funds and kept on file.
- **6.** The City will review annually the required documented efforts made by CHDO's, developers, agents, and owners to affirmatively market their CDBG-, HOME-, and Bond-assisted projects.
- 7. The City of Raleigh Affirmative Fair Housing Marketing Plan will be attached as an addendum to all CDBG-, HOME-, and Bond-assisted housing program contracts the City enters into with CHDO's, developers, agents, and owners.
- **8.** The City will examine annually the results of efforts made by CHDO's, developers, agents, and owners of CDBG-, HOME-, and Bond-assisted projects of five or more units. The items reviewed will include the following, which should be displayed and explained in an easy-to-read format:
 - a. Occupancy and waiting list information.
 - b. Community outreach efforts (meetings, presentations, etc.)
 - c. Marketing activities designed to attract least-likely applicants.
 - d. Marketing brochures and advertisements and methods of distribution.
 - e. Use of commercial media including print; advertisements and announcements on radio and television; creative use of the internet.
 - f. Measurable outcomes and assessment of results relative to the AFHM Plan objectives.

ENSURING AFFORDABILITY FOR LMI HOMEBUYERS USING HOME FUNDS - RECAPTURE PROVISIONS

While generally using City Affordable Housing Bond funds to provide LMI homebuyer subsidies, CD may use HOME funds to provide direct HOME subsidy to LMI homebuyers. CD will not use subrecipients, urban counties, CHDOs, or consortium members to make these direct HOME subsidies. CD will use only one set of provisions for its programs. The City will use deed restrictions to enforce the recapture provisions of the Home program found at 24 CFR 92.253(a)(5)(ii). While attempting to recover 100% of the HOME direct subsidy costs, CD will use a pro-rata reduction over time in order to share net proceeds with homebuyers who sell their property within the affordability period. Net proceeds will be shared between CD and the homeowner whether the net proceeds are sufficient or insufficient to cover the HOME direct subsidy amount. In any case CD will limit the amount to be recaptured to the net proceeds available from the sale of the property.

Definitions:

Direct HOME subsidy is the amount of HOME assistance, including any program income that enables the homebuyer to buy the unit. The direct subsidy includes HOME funds used for downpayment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing the unit purchased and the unit is sold below fair market value the difference between fair market value and the purchase price will be added to the HOME subsidy amount.

Net Proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances can CD recapture more than is available from the net proceeds of the sale.

HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion.

Homeownership Assistance HOME amount per unit	Minimum period of affordability in years
Under \$15,000 \$15,000 to \$40,000	5 10
Over \$40,000	15

NORTH CAROLINA

WAKE COUNTY

DECLARATION OF DEED RESTRICTIONS

THIS DECLARATION OF DEED RESTRICTIONS (th	is "Declaration"), made and entered into as of
, 2011 by and between	a North Carolina limited liability
company, (the "Owner") and the CITY OF RALEIGH, a body	corporate and politic located in the State of
North Carolina (the "Lender");	
WITNESSETH:	
In consideration of the mutual covenants and understandi	ngs set forth herein, and other good and valuab

In consideration of the mutual covenants and understandings set forth herein, and other good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, the Owner and the Lender hereby agree as follows:

Section 1. <u>Definitions and Interpretation</u>. The following terms shall have the respective meanings set forth below:

"Deed of Trust" means the mortgage or deed of trust that secures the Mortgage Loan and constitutes a lien on a fee simple interest in the Development and Land.

"Development" means the residential housing unit(s) to be acquired, constructed or rehabilitated with the proceeds of the Mortgage Loan and to be located on the Land.

"Land" means the real property described in Exhibit A attached hereto.

"Mortgage Loan" means the loan made to the Owner by the Lender to finance the acquisition, construction or rehabilitation of the Development.

"Note" means the instrument that contains the promise of the Owner to pay the sum of money stated herein at the time stated therein and that evidences the obligation of the Owner to repay the Mortgage Loan.

"Period of Affordability" means the period beginning on (i) the day on which the Project is acquired by Owner where no Mortgage Loan funds are earmarked for construction or rehabilitation, or (ii) the date of Project completion (as evidenced by a "Certificate of Compliance" issued by the appropriate governmental authority) where all or a portion of the Mortgage Loan funds are earmarked for construction or rehabilitation (the "Commencement Date") and ending on the date that is _______ years after the Commencement Date.

"Regulations" means the rules and regulations promulgated by the Department of Housing and Urban Development in 24 CFR Part 92.

"State" means the State of North Carolina.

Unless the context clearly requires otherwise, as used in this Agreement, words of the masculine, feminine or neuter gender shall be construed to include any other gender when appropriate and words of the

singular number shall be construed to include the plural number, and vice versa, when appropriate. This Agreement and all the terms and provisions hereof shall be construed to effectuate the purposes set forth herein and to sustain the validity hereof.

The titles and headings of the sections of this Agreement have been inserted for convenience of reference only, and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof or be considered or given any effect in construing this Agreement or any provisions hereof or in ascertaining intent, if any question of intent shall arise.

Section 2. Residential Property. The Developer hereby represents, covenants, warrants and agrees that:

of

(a)	The Development will be acquired, constructed or rehabilitated for the purpose of providing			
	"affordable rental housing" as prescribed in 24 CFR Part 92.252. As required in this regulation			
	the specific rent and income restrictions for this project will be as follows for the entire period of			
	affordability.			
	The maximum incomes of the tenant households shall be restricted as follows:			
	% of tenant households at 50% Area Median Income and			
	% of tenant households at 60% Area Median Income			
	The maximum rents for the project shall be restricted as follows:			
	% of rents at or below the HUD defined Low HOME Rents and			
	% of rents at or below the HUD defined High HOME Rents			
(b)	And that, subject to the provisions of Section 4 below, the Project shall continue as affordable			
	housing for the full Period of Affordability.			

Section 3. Covenants to Run With the Land. The covenants, reservations and restrictions set forth herein shall be deemed covenants running with the Land and, except as provided in Section 4 hereof, shall pass to and be binding upon the Owner's heirs, assigns and successors in title to the Land or the Development; provided, however, that upon the Owner's heirs, assigns and successors in title to the Land or the Development; provided, however, that upon the termination of this Agreement in accordance with the terms hereof said covenant, reservations and restrictions shall expire. Except as provided in Section 4 hereof, each and every contract, deed or other instrument hereafter executed covering or conveying the Land or the Development or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instruments. If a portion or portions of the Developments are conveyed, all of such covenants, reservations and restrictions shall run to each portion of the Development.

Section 4. <u>Term</u>. This Agreement shall remain in full force and effect until the expiration of the Period of Affordability provided, however, that this Agreement shall automatically terminate in the event of foreclosure or transfer of title by deed in lieu of foreclosure. In the case of foreclosure or transfer of title by deed in lieu of foreclosure or similar event, such termination will cease to be in effect if, at any time during the remainder of the Period of Affordability, the Owner of record immediately prior to the foreclosure or deed in lieu of foreclosure, or any newly formed entity that includes such former owner or those with whom the former owner has or had family or business ties, obtains an ownership interest in the Development or the Land.

Section 5. <u>Correction of Noncompliance</u>. The failure of the Owner to comply with any of the provisions of Section 2 of this Agreement shall not be deemed a default hereunder unless such failure has not been corrected within a period of 60 days following the date that any of the parties hereto learned of such failure or should have learned of such failure by the exercise of reasonable diligence.

Section 6. Remedies; Enforceability. If a violation of any of the provisions hereof occurs or is attempted, the Lender and its successors and assigns may institute and prosecute any proceeding at law or in equity to abate, prevent or enjoin any such violation or attempted violation, to compel specific performance hereunder, or to recover monetary damages caused by such violation or attempted violation. The provisions hereof are imposed upon and made applicable to the Land and shall run with the Land and shall be enforceable against the Owner or any other person or entity that has or had an ownership interest in the Development at the time of such violation or attempted violation. No delay in enforcing the provisions hereof as to any breach or violation shall impair, damage or waive the right of any party entitled to enforce the provisions hereof or to obtain relief against or recover for the continuation or repetition of such breach or violation or any similar breach or violations hereof at any later time or times.

Section 7. <u>Filing</u>. This Agreement shall be duly recorded in the Office of the Register of Deeds for the county in which the Land is located within ten days following its execution.

Section 8. Governing Law. This Agreement shall be governed by the laws of the State.

Section 9. <u>Amendments</u>. Except as provided in Section 4, this Agreement shall not be amended, revised, or terminated except by a written instrument, executed by the parties hereto or their successors in title, and duly recorded in the Office of the Register of Deeds for the county in which the Land is located.

Section 10. <u>Notice</u>. Any notice required to be given hereunder shall be given by certified or registered mail, postage prepaid, return receipt requested, at the addresses specified below, or at such other addresses as may be specified in writing by the parties hereto:

Lender:	City of Raleigh	
	310 West Martin Street	
	Raleigh, North Carolina	
	Attn: Community Development Director	
Owner:		
Notice shall be o	eemed given on the third business day after the date of mailing.	
Section 11. Seve	rability. If any provision hereof shall be invalid, illegal or unenforceable, the validity,	
legality and enforceabili	y of the remaining portions hereof shall not in any way be affected or impaired thereby.	
- ,	y of the remaining portions hereof shall not in any way be affected or impaired thereby. iple Counterparts. This Agreement may be simultaneously executed in multiple	
Section 12. Mu		
Section 12. Mu	iple Counterparts. This Agreement may be simultaneously executed in multiple	
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IN WITNESS WHEREOF, the Lender and the Owner have executed this Agreement by duly authorized representatives, all on the date first written herein above.
BORROWER:
Ву:
By:
STATE OF NORTH CAROLINA
COUNTY OF WAKE
I, a Notary Public of the County and State aforesaid, certify that personally appeared before me this day and acknowledged that she is Secretary of, a North Carolina corporation, manager of, and that by authority duly given and
as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of, 2011.
as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal,
as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of, 2011.
as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of, 2011. My Commission Expires:
as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of, 2011. My Commission Expires: NORTH CAROLINA – WAKE COUNTY
as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of, 2011. My Commission Expires: NORTH CAROLINA – WAKE COUNTY The foregoing certificate of Notar(y)(ies) Public is (are) certified to be correct. This instrument and this certificate are
as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of, 2011. My Commission Expires:
as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of, 2011. My Commission Expires:

EXHIBIT A

Legal Description Tenant Selection and Management Agreement Property Address: Borrower: In consideration for a reduced rate loan in the amount of \$_____ provided by The City of Raleigh in its efforts to create decent, affordable housing for low- and moderate-income families, the undersigned hereby agrees to: 1) Not discriminate against any tenants or applicants on the basis of race, religion, or familial status. 2) Practice affirmative marketing to the extent of advertising vacancies such that groups, which are under represented within the subject neighborhood, are aware of vacancies. 3) Give a one (1) year lease to all tenants, wherein the tenant(s) agree to provide the landlord with income verification (copy of the tax returns) from all sources for each member of the household who is at least 18 years of age. This income must be re-verified at each annual renewal. If, at any lease renewal, it is determined that tenant's annual income exceeds 80% of the median income for the Raleigh Durham MSA, the lease will not be renewed and tenant must vacate the premises within 90 days. The income verification requirement will be presumed satisfied if you have documents showing that the tenant is being assisted through a certificate from The Raleigh Housing Authority. 4) For all units set a maximum first year rent as indicated on Table 1. For subsequent years, to keep the rents affordable to families at 60% of median income. The City of Raleigh Community Development Department will publish maximum affordable rents annually. If the property has more than four (4) units, then 20% of the units must rent for no more than the rents stated in the lower portion of Table 1, attached. 5) Allow the City of Raleigh employees or representatives to audit the subject tenant files to verify the leases and compliance with the above requirements. The monitoring schedule for this particular property is: ___ Every 3rd Year (4 or fewer units) ___ Every 2nd Year (5 thru 25 units) Next Monitoring for this ____ Every Year (more than 25 units) Property will be on or before: ____ First Year Monitoring of Tenants (\$CDBG) Maximum Rent **proposed** for the First Year after completion: Unit Type Rent Unit Type Rent BR BR

The Total Sources and Uses of Funds	s for this project is as follo	ows:
Acquisition	\$0	
Hard Construction Cost	\$0	
Closing/Soft Cost	\$0	
Total Cost (Uses)	\$0	
10001 (0000)	Ψ.	
		Layering Calculations
Private Lender	\$0	Layorning Gardalationic
City Loan:		Total Home \$ Per Unit -0-
HOME	\$0	Total Home & Fer Omt -0-
CDBG	\$0	Tatal CDDC & Dan Hait & 00
Bond	\$0	Total CDBG \$ Per Unit \$0
Other	\$0	See HUD Underwriting Sheet for
Borrower Equity	\$0 \$0	Maximums.
Total Sources	\$0 \$0	
Notes	\$0	
Notes		
shall be due additional interest such th	s than \$15,000 per unit 15,000 to \$40,000 per unit 15,000 to \$40,000 per unit 15,000 or greater than \$40,000 ion IOME\$) The Affordability is wowner not agree to assume the yield from closing to	00 per unit Period is to be5Years. The terms of this indenture, then the holder of the note
		pay the rent, a criminal history or a history of destructive
Accepted:(Borrower)	Date	<u> </u>
(Borrower)		
	Date	
	Date	:
(Borrower)		-
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INSTR	HC	ΓIO	NS
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- 1. A copy of each signed lease must be provided to the City in a timely manner. Each lease must require that:
 - a) tenant provides the signed page of their Federal Income Tax Return. If the tenant cannot provide a tax return, they must sign an affidavit that a return is not available and they must give you an estimate of income. A sample affidavit is attached to this form.
 - b) Income should be listed from all sources of each member of the household who is at least 18 years of age.
 - c) a blank for total estimated household income must be included in the lease.

2.	The following information must also	be provided per HUD	monitoring requirements,	as an
	attachment:			

attachment:	8	r r r r r r	8 11 11 11, 11	
	Head of H	[ousehold		
	Male	Female		
	Race	Number in Househ	old	
	Is this unit	t under a voucher or secti	on 8 certificate?	
3. For purposes tenant's tax r	U	lity the City will use Adj i	usted Gross Income from the	
•	bove information is configured to the configure of the configuration of		nowledge as of this date. I am t	he
Signed		Date	_	

Below are listed the City of Raleigh maximum rent which is allowed where a project is City assisted.

Table 1

City of Raleigh Affordable Rents, also known as High HOME Rents Below the High HOME Rents are the Low HOME Rents

Calculation of Affordable Rents

HOME Rent Limits 2013

 0-BR
 1-BR
 2-BR
 3-BR
 4-BR
 5-BR

 Low HOME rent
 \$675
 \$750
 \$878
 \$1,038
 \$1,158
 \$1,278

 High HOME rent
 \$675
 \$766
 \$878
 \$1,137
 \$1,412
 \$1,581

 Fair Market Rent
 \$634
 \$741
 \$878
 \$1,137
 \$1,412
 \$1,624

Utility allowances must be determined for each individual apartment or identical apartments in a project.

Tenant Income Affidavit	
assisted by the U.S. Department of HUD and that certain maximum rents and to lease to tenants who	understand through my lease that my apartment is within a complex as consideration for that assistance, the owner has agreed to charge are income qualified. gned page of my Federal Income Tax Return. I am unable to do this due
I am not required to file a return.	
I have lost my return or it is otherwise unavaila	able.
I certify that for the year ending December 31 prior lease of the unit described below was \$	r to the date of this affidavit, that the total income for all persons on the
Address:	
Signed:	Date:

Community Development Project Monitoring Activities Schedule and Summary for HOME projects

As of : 4/16/13

Project	Developer	Responsible Person	Monitoring Level	Units	Monitoring Dates	Results	Type of Corrective Action	Next Monitoring Date	6-D required
	Passage		HOME						
Hollenden Place	Home	Joe Rappl	(CHDO)	22	3/28/2012	compliant	none	3/28/2013	RCRS
	Passage		HOME		0/00/0040			0/47/0044	5050
Franklin Woods I & II	Home	Joe Rappl	(CHDO)	4	3/28/2012	compliant	none	3/17/2014	RCRS
Woodpecker Court	City/Barker	Ann Marie	HOME	12	12/4/2011	compliant	none	6/1/2013	Yes
Ricky Circle	City/Barker	Ann Marie	HOME	4	10/16/2012	compliant	none	10/16/2015	Yes
809 Bragg Street	City/Barker	Ann Marie	HOME	4	10/16/2012	compliant	none	10/16/2015	Yes
806/810 Jones	City/Barker	Ann Marie	HOME	4	10/16/2012	compliant	none	10/16/2015	Yes
Summerdale	City/Barker	Ann Marie	HOME	4	6/29/2012	compliant	none	6/29/2015	Yes
Fox Haven	EHM	Joe Rappl	HOME/LIHTC	48	4/19/2012	compliant	none	4/19/2013	RCRS
							monthly rent rolls until occupancy rate and expired leases are		
The Magnolias	Wynnfield	Joe Rappl	HOME	40	5/30/2012	Concerns	corrected.	5/30/2013	RCRS
Lennox Chase	DHIC	Joe Rappl	HOME/CHDO	37	11/8/2012	compliant	none	11/8/2013	RCRS
Elder's Peak Hope Crest	Pendergra ph CASA	Joe Rappl Joe Rappl	HOME HOME	48 10	4/26/2012 12/8/2011	compliant	none none	4/26/2013 12/8/2013	RCRS RCRS
Holmes Street/Shades	Warren	осс таррі	TIONE	10	12/0/2011	in	110110	12/0/2010	RORO
Point Townhomes	Marshall	Joe Rappl	HOME	6	9/14/2012	process	none	9/14/2015	Yes
Village of New Hope	Evergreen	Joe Rappl	HOME	45	12/18/2012	compliant	none	12/18/2013	RCRS
Perry Hill	Evergreen	Joe Rappl	HOME	48	12/18/2012	compliant	none	12/18/2013	RCRS
Oak Hollow	CASA	Joe Rappl	HOME	10	12/8/2011	compliant	none	12/8/2013	No
Waterbrook	CASA	Joe Rappl	HOME	64	4/8/2013	complaint	none	4/8/2014	RCRS
Salisbury Apartments	CASA	Joe Rappl	HOME	10	4/10/2013	compliant	none	4/10/2015	RCRS
Autumn Spring	Evergreen	Joe Rappl	HOME	48	12/4/2012	compliant	none	12/4/2014	RCRS
Brookridge	DHIC	Joe Rappl	HOME	41	11/6/2012	compliant	none	11/6/2013	RCRS
Watergarden Village	DHIC	Joe Rappl	HOME	60	4/16/2013	compliant	none	4/16/2014	RCRS
Meadow Creek Commons	DHIC	Joe Rappl	HOME	48	11/8/2012	compliant	none	11/8/2013	RCRS

THE CITY OF RALEIGH SCATTERED SITE POLICY

GUIDE TO LOCATIONS FOR ASSISTED HOUSING

(5/3/2005)

Purpose Statement

The purpose of the Scattered Site Policy is to guide the distribution and location of assisted rental housing in the City of Raleigh. – This policy is aimed at the following objectives.

- 1. To promote greater rental housing choice and opportunities for low income households;
- 2. To avoid undue concentrations of assisted rental housing in minority and low-income neighborhoods; and
- 3. To further community revitalization efforts by encouraging the rehabilitation of older housing.

Definition of Terms

<u>Definition of Low Income</u>: Individual or family making 60% or less of the Wake County MSA median income, adjusted for family size.¹

<u>Definition of Moderate Income</u>: Individual or family making between 61% and 80% of the Wake County MSA median income.

<u>Definition of Assisted Housing</u>: Assisted housing is defined as any housing development receiving any public financial assistance, including federal, state, city and county financing. Examples are HOME funded developments, HOPE VI, or projects developed with federal or state low income housing tax credits and tax exempt bond funded projects without tax credits.

The Policy recommends distribution of assisted rental units based on geographical priority using the following criteria.

1. <u>First Priority Areas:</u> Includes areas which are continuing to experience growth in population and housing units, provides proximity to retail and office development, and have relatively low percentages of minority populations and low-income residents.

The following Census Tracts are First Priority Areas:

Census Tracks: 536, 537.03, 537.09, 537.10, 537.11, 537.12, 537.13, 537.14, 525.03, 525.04, 524.01, 524.04, 514, 515.01, 515.02, 516, 517,526.01, 526.02, 537.15, 537.07, 537.06, 538.02, 540.07, 540.03, 542.01, 542.02, 530.02

Median income: \$69,800

1 person 2 person 3 person 4 person 5 person 6 person \$29,940 \$34,200, \$38,520 \$42,780 \$46,200 \$49,620

¹ For example, in 2005 the income levels for families/individuals at or below 60% of median income are as follows:

2. <u>Second Priority Areas</u>: Includes those areas which meet some of the criteria as First Priority areas but are considered to be racially mixed. These tracts are not predominantly low-income. Racially mixed areas are census tracts that have a minority population level more than 23% and less than 60%. Assisted housing developments in areas that are racially mixed will be limited.

The following census tracks are Second Priority Areas:

Census Tracts: 501, 503, 504, 505, 510, 512, 518, 522.01, 522.02, 523.01, 523.02, 524.02, 524.05, 525.01, 526.03, 527.01, 527.03,527.05, 528.02, 528.03, 528.04, 535.01, 535.10, 537.16, 540.01, 540.04, 540.06, 540.09, 540.10, 541.02, 541.04, 541.05, 541.06

- **3.** Special Objective Areas (Third Priority Areas): Are redevelopment areas and special objectives areas where the goals are the revitalization of older neighborhoods and to provide replacement housing to community residents. Projects located in Third Priority Areas must be done in conformance with the goals and objectives of redevelopment plans adopted for the area. Redevelopment Areas are: Thompson-Hunter, Stages I and II, Downtown East, College Park, Garner Road, South Park, New-Bern Edenton and Jamaica Drive. Special Objective Areas are older public housing demolition and redevelopment projects funded with HOPE VI and other funds for the improvement and deconcentration of public housing developments. Upon adoption of any new redevelopment plan or Special Objective Areas, these areas will become Third Priority Areas and incorporated into the Scattered-Site Policy.
- **4. Fourth Priority Areas:** Are census tract areas that minority concentrated and low-income. Minority concentrated areas are those census tracts that, according to the latest Census information available, have concentrations of minority population greater than 60%. Low-income areas are those census tracts that have more than a 50% concentration of population earning less than 60% of median income based on most recent Census information available. Assisted housing developments in these areas are not permitted.

The following census tracts are minority concentrated and low-income and will be Priority IV areas.

Census Tracts: 506, 507, 508, 509, 511, 519, 520.01, 520.02; 521.01, 527.04, 540.08

Applicability of Policy

This policy shall apply to all assisted housing projects within the city limits of Raleigh, or in the extraterritorial jurisdiction when the proposed housing development will use City utilities and/or be annexed.

Size Limitation for New Construction Projects

Assisted family developments will be limited to 50 units per site in all Priority areas. An exception will be made in Priority I and II areas for developments of up to 80 units per site where there is a full time on-site manager.

Elderly Projects

Elderly projects will be exempt from the unit size and scattered site location criteria. Elderly housing will be defined as housing if a dwelling is specifically designed for and occupied by elderly persons under a Federal, State or local government program or it is occupied solely by persons who are 62 or older or it houses at least one person who is 55 or older in at least 80% of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

Assisted Housing Proposals in Priority III Redevelopment Areas and Special Objective Areas

Assisted Housing Proposals in Priority III areas have been exempted from the scattered-site policy and the housing evaluation criteria. Any proposal for new construction must be done in conformance with the approved redevelopment plans for the area.

Size Limitation for Rehabilitation Projects

Assisted housing projects rehabilitated with moderate or substantial rehabilitation funds from federal, state or local funds will be limited to **100 units per site**. It is intended that this size limitation will <u>not</u> apply to the following rehabilitation projects:

- A. Projects exclusively serving elderly and/or disabled households.
- B. Existing projects which are publicly owned or managed or are assisted by other public subsidies.
- C. Projects located in redevelopment areas where the goal is to preserve and upgrade older, inner-city communities.
- D. Rehabilitation of units in projects in Priority I and II areas if a full time manager is employed on site

Assisted Housing Ranking Criteria:

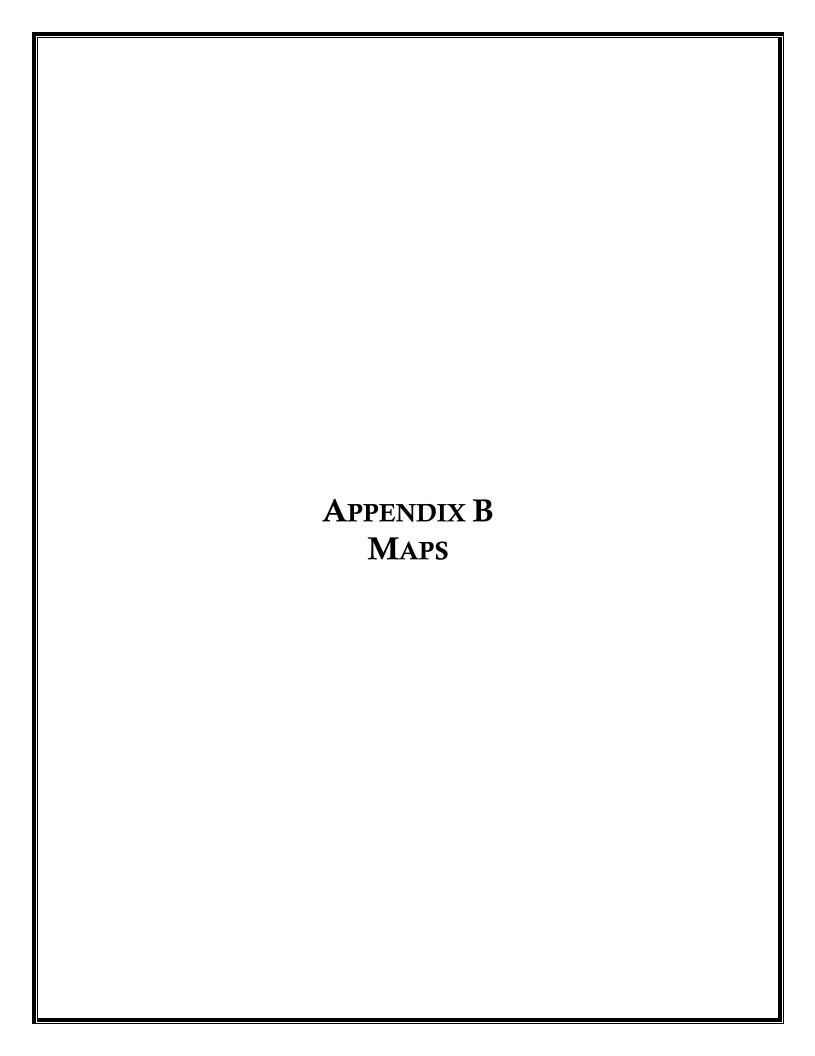
The following criteria will be used to evaluate assisted housing proposals. If there are competing proposals, then the projects will be ranked and compared. If there are not competing proposals, then the sole proposal will be ranked. In either case the following rankings will be used. (1) Most desirable; (2) Acceptable; and (3) Unacceptable. Criteria to rank proposals will include the following:

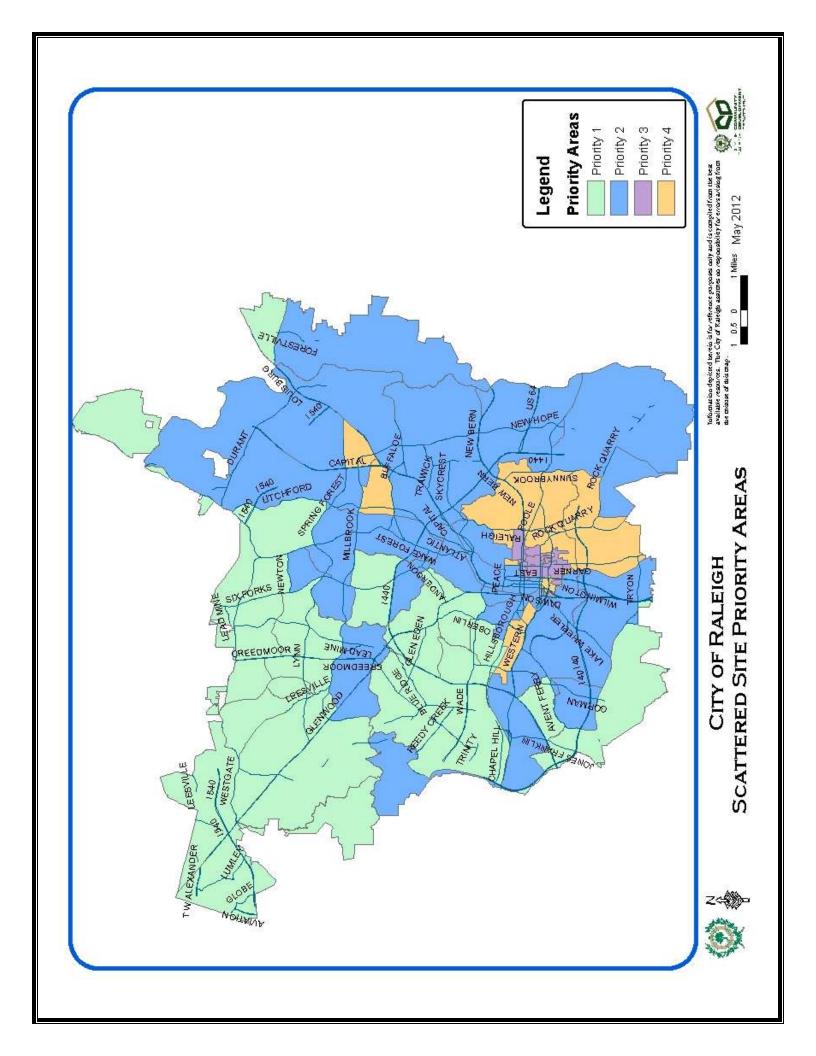
1.	Location of Existing Assisted Units:	<u>Score</u>
	Federally assisted Housing projects (exclusive of redevelopment areas) Within ½ mile of another project No projects within ½ mile radius No projects within ¾ mile radius	(1) (3) (5)
2.	<u>Transportation</u>	
	No transportation services (CAT bus, CAT connector) or other transit line within one-mile radius Transportation services within ½ mile Transportation services within three walking blocks to site	(1) (3) (5)
3.	Priority Areas:	
	Location in Priority II Areas Location in Priority I Areas	(3) (5)
4.	Zoning:	
	Proposed site will necessitate rezoning for developing project Site is appropriately zoned for intended use	(3) (5)
5.	Management	

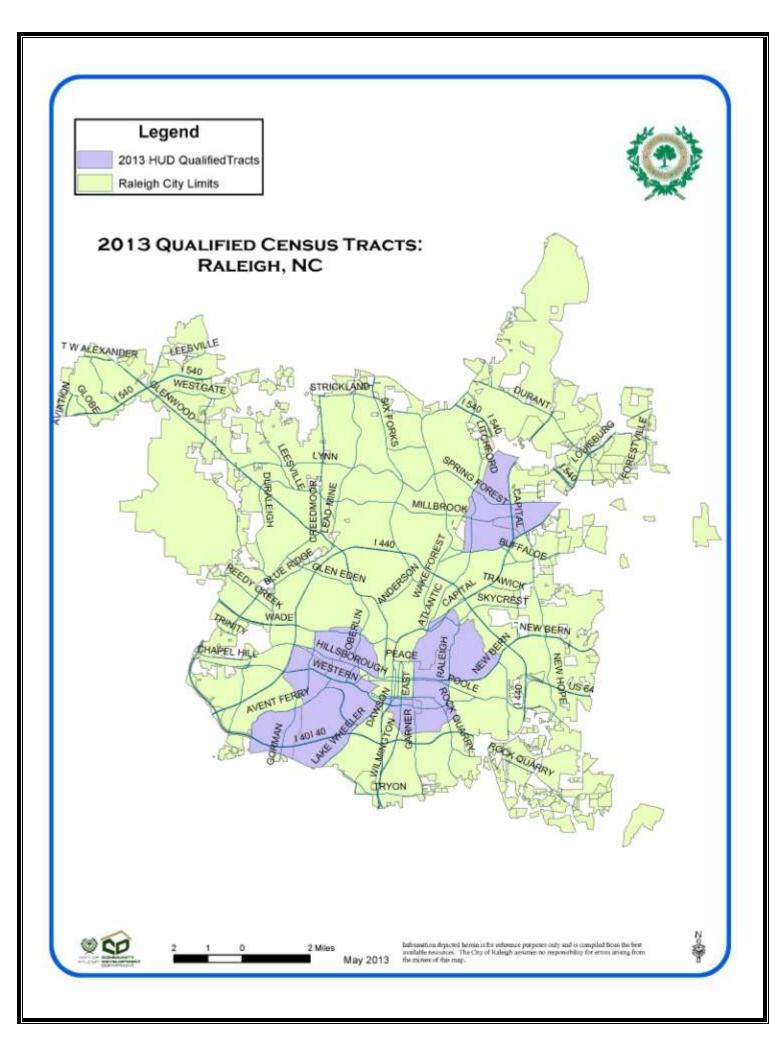
	Project proposal makes no plans for on-site management Part-time manager on site less than 2 days per week On-site manager minimum of 5 days per week	(1) (3) (5)
6.	Project Design and Appearance	
	Proposal lacks architectural appeal and landscaping	(1)
	Proposal incorporates some architectural appeal and landscaping but proposed units are not comparable to size and quality of market rate units in the community	(3)
	The building design and use are compatible with the surrounding community and incorporates a high degree of architectural appeal and landscaping. The proposal is of comparable size and quality	
	of market rate units.	(5)

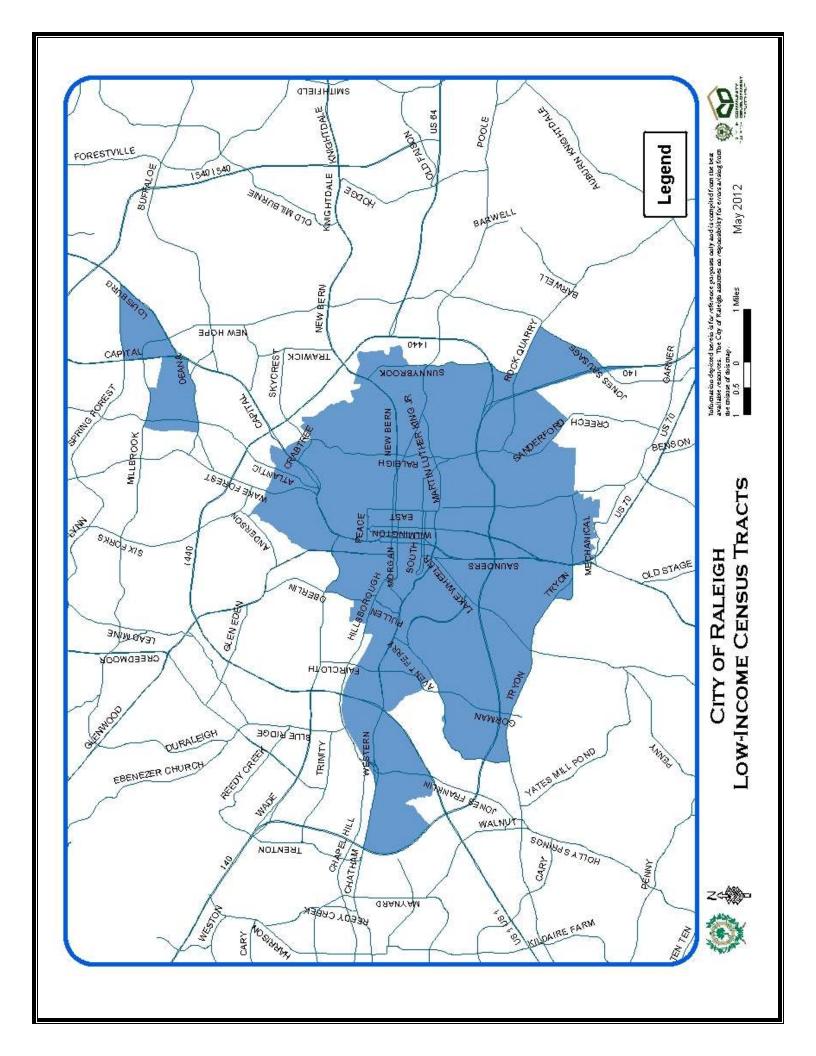
A score of 25-30 or more points would make a proposal <u>MOST DESIRABLE</u>. Proposals receiving less than 25 points would receive an <u>ACCEPTABLE</u> ranking; <u>except</u> that proposals receiving three (1) rankings would be undesirable and would not be approved by the City.

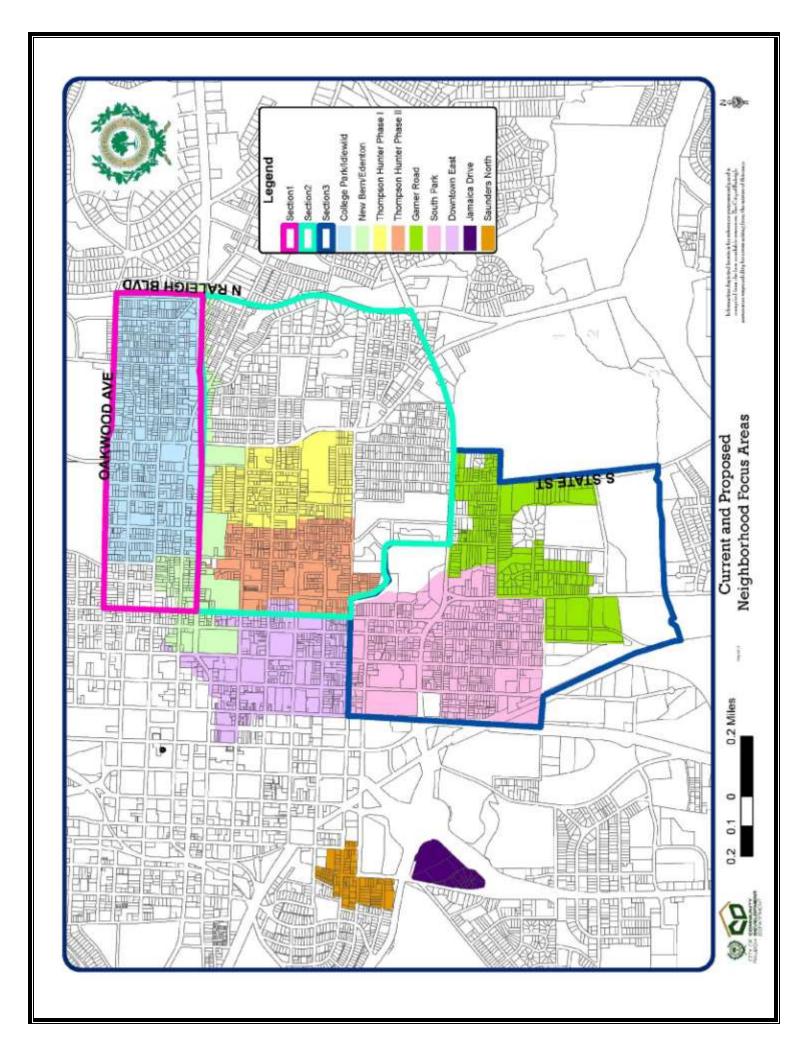
Adopted: May 3, 2005

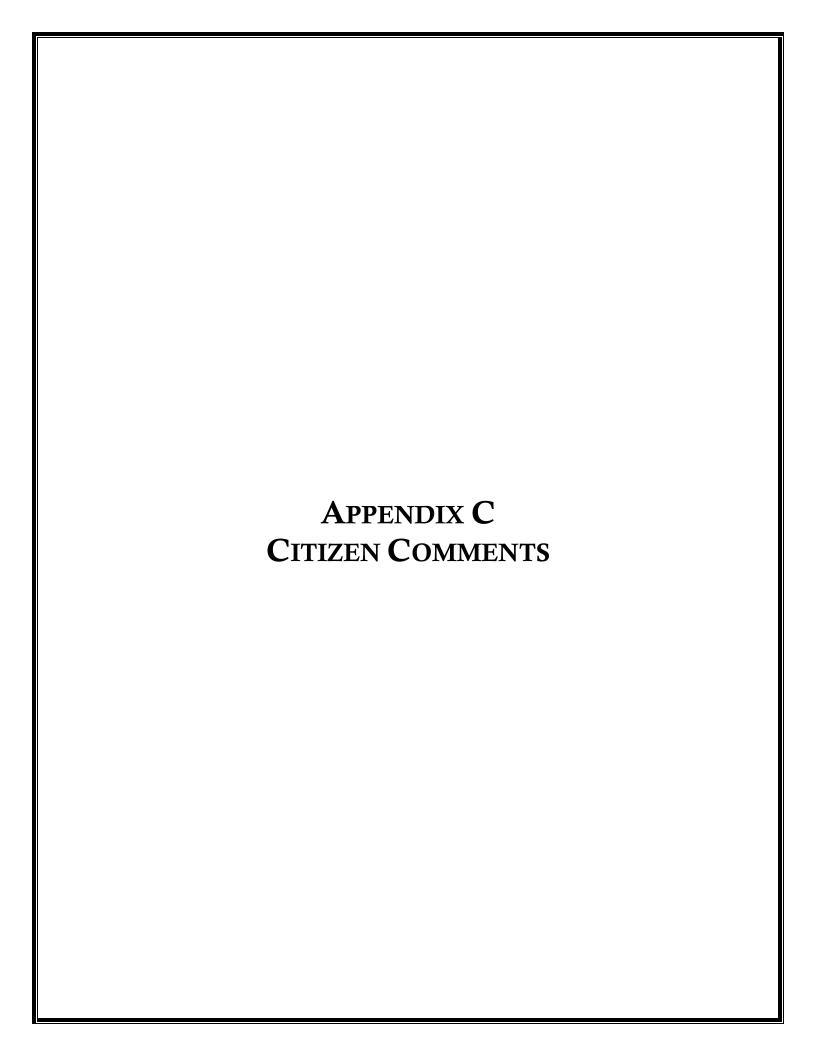












Comments from 11/29/12 Public Meeting:

Neighborhood Revitalization/Redevelopment

- Infill housing should be super energy efficient pay attention to solar orientation,
- Arrange to replace the two closing Kroger grocery stores located in low income census tracts.

Joint Venture/large rental projects:

- Consider refinancing 15 year loans to preserve affordable housing,
- Consider funding more supportive housing (out of shelters) including veterans, disabled, etc.

Homebuyer/Second Mortgage Programs:

- How are we letting people know about our programs?
- Need more attached home ownership projects,
- Consider increasing income limits form 80% to 100% AMI,
- Consider increasing the maximum home price from \$170,000 to \$200,000.

Homeowner Rehabilitation:

- The intake staff person and the rehab consultant need to better communicate the required and/or recommended repairs to the homeowner. A better process should be in place to reconcile or explain the differences between the homeowner's requests and consultants recommendations,
- There should be better financial management and post-purchase maintenance counseling for homebuyers,
- Marketing program?

Public Services and Nonprofit Support:

- We should encourage a more inclusive approach to housing and not be single population or handicap specific,
- We should encourage provision of supportive services at all communities serving special needs populations.

	Comments from	om 3/21/13 P	ublic Meeting:	
• Is th	nere a deadline for the plann	ning areas changes?		

MATTERS SCHEDULED FOR PUBLIC HEARING 4/2/13

COMMUNITY DEVELOPMENT – ANNUAL ACTION PLAN AND BUDGET – HEARING – COMMENTS RECEIVED

This was a hearing to receive input on the draft Annual Action Plan and budget for the expenditure of Federal funds and local funds for affordable housing and community development for FY 2013-14. The Action Plan includes Community Development Block Grant, HOME, Emergency Solutions Grant, bond and local funds.

Shawn McNamara talked about the proposed FY13-14 projected budget totaling \$10,559,740, outlined the summary of proposed projects including \$3,127,055 of Community Development Block Grant funds, \$1,635,648 of HOME funds, \$195,403 of Emergency Solution Grant Funds and \$4,100,000 of city bond funds with other housing funds totaling \$1,501,633. He went over the highlights, guiding principles, and what is projected for the various funds. He explained the next steps would be receiving input tonight, receiving written input and the item would be placed back on the May 7 meeting with any adjustments and hopefully we could get the grant application to HUD by May 14.

The Mayor opened the hearing.

Deborah King, 624 West Jones Street representing CASA, pointed out she is the current chair of the Partnership to Prevent Homelessness. She spoke in support of the proposal especially those that target low income families and disabled. She talked about a message she had received from the Church in the Woods talking about how in the past two weeks four people have died on the streets of Raleigh. She talked about the great need for affordable housing. She talked about the work with CASA and expressed appreciation for the funding in the past and expressed appreciation to the City for all of their help.

A representative of Habitat for Humanity spoke in support pointing out it is hoped that the City will continue providing support for their type program. She talked about the homeless population and talked about enabling people to be homeless.

Marcus Hill questioned what is attached to the Federal funds asking if there are stipulations in receiving these funds. He talked about the Emergency Solutions Grant and Agenda 21 and asked that the City look into any stipulations attached to receiving the grants.

No one else asked to be heard thus the hearing was closed and the matter will be placed on the May 7 agenda for further consideration.



May 1, 2013

Syretta Hill Community Development Manager Habitat for Humanity of Wake County 2420 North Raleigh Boulevard Raleigh, NC 27604-2235

Dear Ms. Hill:

Thank you for your recent comments about the City of Raleigh Action Plan.

As Habitat's Community Development Manager for Wake County, you have a lot of insight into the housing needs of Raleigh's low- and moderate-income residents. The Community Development Department has enjoyed the partnerships with nonprofit organizations such as Habitat in supplying new and rehabilitated housing to the City's lower-wealth families. I have every expectation that such partnerships will continue as the City cannot by itself adequately address its housing needs.

Thanks again for your comments and thanks for all you do on behalf of lower-income families looking for decent homeownership opportunities in the City of Raleigh.

Sincerely,

Shawn McNamara

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Program Manager, Community Development Department



May 1, 2013

Deborah King Executive Director CASA 624 West Jones Street Raleigh, NC

Dear Ms. King:

Thank you for your recent comments about the City of Raleigh Action Plan.

As both CASA Executive Director and as Chair of the Partnership to Prevent Homelessness, you are in a unique position to consider the many needs of some of the City's most vulnerable residents. Our public services grant program and many of the City's housing programs target low income families and those with disabilities. Those values are enshrined in our five-year Consolidated Plan.

It is fortunate that the citizens of Raleigh have approved several housing bonds to help address the affordable housing needs of our low-income citizens. This has been particularly helpful in times of declining federal support for housing.

Thank you for all you do on behalf of Raleigh's homeless, disabled, and inadequately housed citizens.

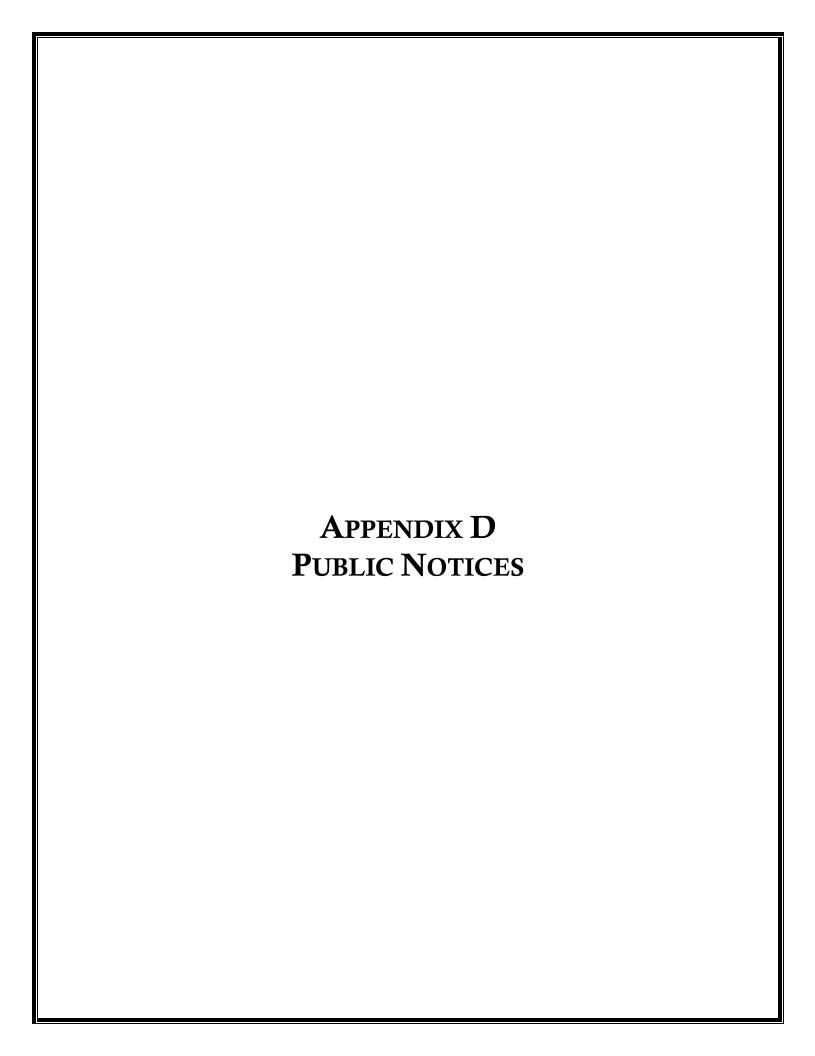
Sincerely,

Shawn McNamara

Shawn Mchamara

Program Manager, Community Development Department

attached to r	oout the Emerge eceiving the gra	ants.	srum una rige	nda 21 una usk	ica that the City	look into any se	pulations
Community answers to the	Development so the questions he	taff were unable posed, except f	e to obtain an or his comme	address for Mr nt about "Agen	. Hill. The Act	on Plan itself pr	ovides the



NOTICE OF PUBLIC MEETING

City of Raleigh Community Development Department

The City of Raleigh Community Development Department will hold a public meeting on Thursday, November 29, 2012, at the Chavis Community Center, 505 Martin Luther King Jr Blvd. at 6:00 pm. The hearing will be from 6:00 PM to 8:00 PM, with registration beginning at 5:30 PM.

The purpose of the public meeting is to assess the needs of the community and to receive community input on the Annual Action Plan and budget for the expenditure of federal housing and community development funds for the year from July 1, 2013, to June 30, 2014. Citizens may comment on projects and needs that will use Community Development Block Grant (CDBG), HOME, Emergency Solutions Grant (ESG) and Bond funds. Citizens can comment on the status of housing and neighborhood revitalization needs for low- and moderate-income persons.

Program activities include acquisition, relocation, demolition, property management, community services, rehabilitation, public improvements, owner-occupied rehabilitation, first-time homeowner assistance, rental housing production, funding for Community Housing Development Organizations (CHDOs) and program administration.

For additional information about the public meeting or any of these activities, please contact the Community Development Department at (919) 996-4330 between the hours of 8:30 a.m. and 5:15 p.m., Monday through Friday or email cd.info@raleighnc.gov. Deaf and hearing-impaired individuals may call (919) 996-3107.

PUBLISHED IN N&O 11/17/12 WEBSITE raleighnc.gov



Meeting Details

Thursday, Nov. 29, 2012

at the

Chavis Community Center 505 MLK Jr. Blvd.

Registration from

5:30 to 6:00 p.m.

After a brief welcome and presentation, citizens will be invited to share ideas with staff.

HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN

CITY OF RALEIGH LISTENING SESSION

Your input helps City staff understand and plan for the community's needs. This meeting will address the following:

Raleigh Community Development Department: Staff will explain / gather input on this year's Housing & Community Development Action Plan that will guide Raleigh's investments of federal funds for housing and community development for the next fiscal year (July 1, 2013 – June 30, 2014), including the local Housing Bond.

Raleigh Planning Department: Staff will explain / answer questions about the revised approach City Council recently approved guiding how the City will prioritize areas for revitalization, including; extent of City investments, the imminent implementation of planned public improvements, resident input, poverty, building conditions, etc.

Raleigh Housing Authority: RHA staff will be present to answer questions about RHA's latest annual plan.

All are welcome.

This meeting will be accessible to persons with disabilities.

If you need assistance, such as a sign language interpreter, please let us know in advance to make arrangements. TDD: 919-996-3107

If you have any questions, please call us at 919-996-4330 or email us at CD.info@raleighnc.gov.



CITY OF RALEIGH LISTENING SESSION NOVEMBER 29, 2012 6:00–8:00 p.m.

Community Development Department 310 W. Martin Street Suite 101 Raleigh NC 27602

> 919-996-4330 www.raleighnc.gov

If you are unable to attend, please email your comments to CD.info@raleighnc.gov or mail them to:

City of Raleigh Community Development Department P.O. Box 590 Raleigh NC 27602

PLEASE JOIN US.

CITY OF RALEIGH LISTENING SESSION

November 29, 2012 6:00-8:00 p.m.

> REGISTRATION BEGINS AT 5:30.

Chavis Community Center 505 MLK Jr. Blvd

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We look forward to hearing your ideas on your community.

Meeting Topics

I. CD Programs

- Homeownership
- Homeowner Rehab
- Affordable Rentals
- Grants for nonprofits

II. A Look to the Future Updating our approach to neighborhood revitalization and city investment

III. Raleigh Housing Authority

An overview of the Housing Authority's latest annual plan



NOTICE OF PUBLIC MEETING, PUBLIC HEARING, AND COMMENT PERIOD FOR THE 2013-14 ACTION PLAN

City of Raleigh Community Development Department (CD)

Annual Action Plan FY 2013-14

Public Meeting: CD will hold a public meeting on Thursday, March 21, 2013, at the Chavis Community Center, located at 505 Martin Luther King, Jr. Boulevard. The meeting will be from 6:00 PM to 7:30 PM, with registration beginning at 5:30 PM. This meeting will include a summary of the public input received to date and a preliminary budget for next year. Planning will briefly discuss the current status of proposed changes for City redevelopment planning.

Public Hearing: CD will hold a public hearing on April 2, 2013, at 7:00 p.m. at the City Council Chambers for the Annual Action Plan. The Council Chambers are handicapped accessible. This is the fourth year of the Consolidated Plan adopted in June 2010.

The purpose of the public hearing is to receive community input on the Annual Action Plan and budget for the expenditure of federal funds and local funds for 2013-14. Citizens may comment on projects and needs that will use Community Development Block Grant (CDBG), HOME, Emergency Solutions Grant (ESG), and Bond funds. The public hearing will also provide an opportunity for citizens to comment on the status of housing and neighborhood revitalization needs for low- and moderate-income persons.

The City is proposing to allocate approximately \$10,000,000 toward program activities.

Comment Period

The comment period for the Annual Action Plan is from March 28 to April 29, 2013. An executive summary of the Action Plan will be available on the City website: www.raleighnc.gov. A draft copy is available upon request. Citizens may comment in writing by emailing CD.info@raleighnc.gov, mailing comments to Community Development, P.O. Box 590, Raleigh NC 27602, or calling 919-996-4330.

For additional information about the public hearing or any of these activities, please contact CD at (919) 996-4330 between the hours of 8:30 a.m. and 5:15 p.m., Monday through Friday. Deaf and hearing impaired individuals may call (919) 996-3107.

PUBLISHED IN N&O 3/7/13 WEBSITE raleighnc.gov



Meeting Details

Thursday, March 21, 2013

at the

Chavis Community Center

505 MLK Jr. Blvd.

Registration from 5:30 to 6:00 p.m.

Residents can hear and comment on the draft Action Plan

HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN

CITY OF RALEIGH PUBLIC MEETING

Your input helps City staff understand and plan for the community's needs. This meeting will address the following:

- (1) Raleigh Community Development Department: Staff will present the draft of this year's Housing & Community Development Action Plan that will guide Raleigh's investments of federal funds for housing and community development for the next fiscal year (July 1, 2013 – June 30, 2014), including the local Housing Bond.
- (2) Raleigh Planning Department: Staff will provide an update and answer questions about the new approach City Council recently approved for developing neighborhood revitalization strategies.
- (3) Council Meeting April 2, 2013: Citizens are invited to share their comments about the Action Plan with the City Council. 7:00 pm at 222 W. Hargett Street.

All are welcome.

THIS MEETING WILL BE ACCESSIBLE TO PERSONS WITH DISABILITIES.

IF YOU NEED ASSISTANCE, SUCH AS A SIGN LANGUAGE INTERPRETER, PLEASE LETUS KNOW IN ADVANCE TO MAKE ARRANGEMENTS. TDD: 919-996-3107

If you have any questions, please call us at 919-996-4330 or email us at CD.info@raleighnc.gov.



CITY OF RALEIGH PUBLIC MEETING MARCH 21, 2013 6:00-8:00 P.M.

Community Development Department 310 W. Martin Street Suite 101 Raleigh NC 27602

> 919-996-4330 www.raleighnc.gov

If you are unable to attend, please email your comments to CD.info@raleighnc.gov or mail them to:

City of Raleigh Community Development Department P.O. Box 590 Raleigh NC 27602

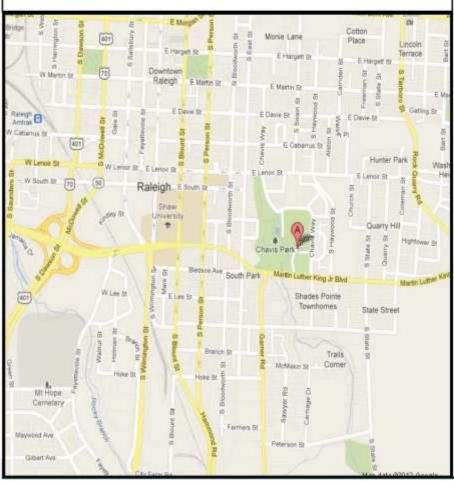
PLEASE JOIN US.

CITY OF RALEIGH PUBLIC MEETING

MARCH 21, 2013 6:00-8:00 p.m.

> REGISTRATION BEGINS AT 5:30.

Chavis Community Center 505 Martin Luther King Jr. Blvd



We look forward to hearing your ideas on your community.

Meeting Topics

I. Discuss Action Plan
Discuss draft of next fiscal
year's Housing &
Community Development
Action Plan

II. Provide Update

Staff will provide update on Raleigh's new approach to neighborhood revitalization and City investment

III. Next Steps

City Council Meeting on April 2, 2013. 7:00 pm in the City Council Chambers at 222 W. Hargett Street





Tuesday, April 2, 2013

at the

Raleigh Municipal Building 222 West Hargett Council

7:00 p.m.

Chambers

Comment on the draft Action Plan

HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN

CITY OF RALEIGH PUBLIC HEARING

Your input helps City Council and City staff understand and plan for the community's needs.

At this Public Hearing staff will present a draft of the Housing & Community Development Action Plan that will guide Raleigh's investments of federal funds for housing and community development for next fiscal year (July 1, 2013 – June 30, 2014). This will include planned investments of the local Housing Bond.

Citizens are invited to share their comments.

Council Chambers, 222 West Hargett Street.

All are welcome. APRIL 2 AT 7:00 PM

THIS MEETING WILL BE ACCESSIBLE TO PERSONS WITH DISABILITIES.

IF YOU NEED ASSISTANCE, SUCH AS A SIGN LANGUAGE INTERPRETER, PLEASE LET US KNOW IN ADVANCE TO MAKE ARRANGEMENTS. TDD: 919-996-3107

If you have any questions, please call us at 919-996-4330 or email us at CD.info@raleighnc.gov.



CITY OF RALEIGH PUBLIC HEARING APRIL 2, 2013 6:00-8:00 p.m.

Community Development Department 310 W. Martin Street Suite 101 Raleigh NC 27602

> 919-996-4330 www.raleighnc.gov